

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 2, 2014
10:00 AM

ZONING COMMISSIONERS

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

1. **10:00 AM** - Work Session – Tobin Room – Annual Commission Training to review procedures, ethics requirements and other various topics; Discussion of policies and administrative procedures and any items for consideration on the agenda for December 2, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of November 18, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014258 ERZD (Council District 8):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single Family Edwards Recharge Zone Military Lighting Overlay District to “O-1 ERZD MLOD-1” Office Edwards Recharge Zone Military Lighting Overlay District on Lot 6, Block 18, NCB 14728 save and except that portion conveyed to the City of San Antonio in Volume 4167, Page 558, Deed and Plat records of Bexar County, Texas; 12037 Huebner Road.
7. **ZONING CASE NUMBER Z2015015 (Council District 8):** A request for a change in zoning from “MF-25 PUD MSAO-1 MLOD-1” Multi Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 MSAO-1 MLOD-1” Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 3.202 acres out of NCB 16385; 8 Dominion Drive.
8. **ZONING CASE NUMBER Z2015019 (Council District 3):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 55, Block 6, NCB 11099; 141 West Ansley Boulevard.
9. **ZONING CASE NUMBER Z2015021 (Council District 2):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District for Food, Mobile Vending (Base Operations),

a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court on the east 116 feet of Lot 14 or Lot 14A, Block 2, NCB 982 and the east 100 feet of the west 177.90 feet of Lot 14 or Lot A15, Block 2, NCB 982 (0.325 Acres); 1311 Austin Street and 520 East Grayson Street.

10. **ZONING CASE NUMBER Z2015006 (Council District 4):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on P- 48D, NCB 15605 and P-85, NCB 15613 (7.542 Acres) on a portion of the 6100 Block of Old Pearsall Road.
11. **ZONING CASE NUMBER Z2015025 (Council District 9):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 33, NCB 13847; 11410 Rendezvous Drive.
12. **ZONING CASE NUMBER Z2015026 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 IDZ AHOD” Commercial Infill Development Zone Airport Hazard Overlay District on 0.464 acres out of NCB 2283 save and except that portion conveyed to the City of San Antonio in Volume 6729, Page 1648, Real Property Records of Bexar County, Texas on a portion of the 2800 Block of West Houston Street and a portion of the 200 Block of North Zarzamora Street aka 2819 West Houston Street and 210 North Zarzamora Street.
13. **ZONING CASE NUMBER Z2015028 (Council District 10):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.5845 acres out of NCB 15722; 12824 O'Connor Road.
14. **ZONING CASE NUMBER Z2015029 CD (Council District 7):** A request for a change in zoning from “C-3NA” General Commercial Nonalcoholic Sales District to “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on Lot 1, Block 2, NCB 19059 save and except 10x10 feet; 10910 West Loop 1604 North.
15. **ZONING CASE NUMBER Z2015031 (Council District 9):** A request for a change in zoning from “R-5 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 1.009 acres out of NCB 13832; 570 Heimer Road.
16. **Director’s Report.**
17. **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.
18. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2014-258 ERZD

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 14728 - BLOCK 018 - LOT 006

Legend

- Subject Properties ——— (0.375 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
City of San Antonio
(10/24/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014258 ERZD

Hearing Date: December 2, 2014

Property Owner: Geviga, LLC by Juan Carlos Garza, Member

Applicant: Dr. Juan Carlos Garza

Representative: Dr. Juan Carlos Garza

Location: 12037 Huebner Road

Legal Description: Lot 6, Block 18, NCB 14728 save and except that portion conveyed to the City of San Antonio in Volume 4167, Page 558, Deed and Plat records of Bexar County, Texas

Total Acreage: 0.3758

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "R-6 ERZD MLOD-1" Residential Single Family Edwards Recharge Zone Military Lighting Overlay District

Requested Zoning: "O-1 ERZD MLOD-1" Office Edwards Recharge Zone 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 26, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 3, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Inc. is within 200 feet

Planning Team: North Sector Plan - 39

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property is currently undeveloped and was annexed in 1964. The property was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2007 zoning case, the property was rezoned to "O-1" Office District. In a 2011 zoning case, the property was rezoned to "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "O-1"

Current Land Uses: Medical Office

Direction: South and West

Current Base Zoning: "O-2"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "R-6"

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

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A Street; 2 lanes in each direction with a center turning lane

Proposed Changes: None known

Thoroughfare: Moonlight Way

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA buslines are the number 603 line and 96 line, which operate along Huebner Road and Vance Jackson.

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

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

Both the current "R-6" Residential Single-Family District and proposed "O-1" Office District are consistent with the North Sector Plan land use designation. However, the property's location along a major arterial makes future single-family residential development unlikely.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.3758 acres in size, and should reasonably accommodate an office development and required parking.

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site.

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

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

2014 NOV -4 PM 12:26
DEVELOPMENT SERVICE
RECEIVED

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2014258 (Geviga Phase II)

Date: October 28, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 0.3758-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD MLOD to O-1 ERZD MLOD** is being requested by the applicant, Dr. Juan Carlos Garza. The change in zoning has been requested to allow for the development of a medical office building.

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, near the intersection of Huebner Road and Moonlight Way. A total of 0.3758 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD MLOD to O-1 ERZD MLOD (0.3758 acres) and will allow for the development of a medical office building development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

A medical office is located to the north of the property. Undeveloped lots are bordering to the east and west of the property. Huebner Road bounds to the south of the property.

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 commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site visit on September 11, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Geologist, Mr. Kenneth Brooks, P.G., was present during the site evaluation.

The subject site was observed as a moderately to heavily vegetated lot located at 12037 Huebner Road just northeast of the intersection of Huebner Road and Vance Jackson. The entire subject site was observed to be covered by tall trees and underbrush. The entire subject site was covered by thin native soils, with good to moderate exposure of bedrock. The property slopes generally down to the northeast. According to 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 Person Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is limestone and dolomite; the limestone is honeycombed and interbedded with chalky, porous limestone and massive, recrystallized limestone. The member may contain zones with large porosity and permeability which may be laterally extensive and karstified, but these characteristics were not observed at the surface on this site. Most of the outcropping rock on the site was recrystallized, fossiliferous limestone. A few loose rocks in the float contained small vugs less than a centimeter in size and were not interconnected.

No sensitive geological features were noted during the field visit.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.

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. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.

3. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
7. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.

General Recommendations

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

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

- E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

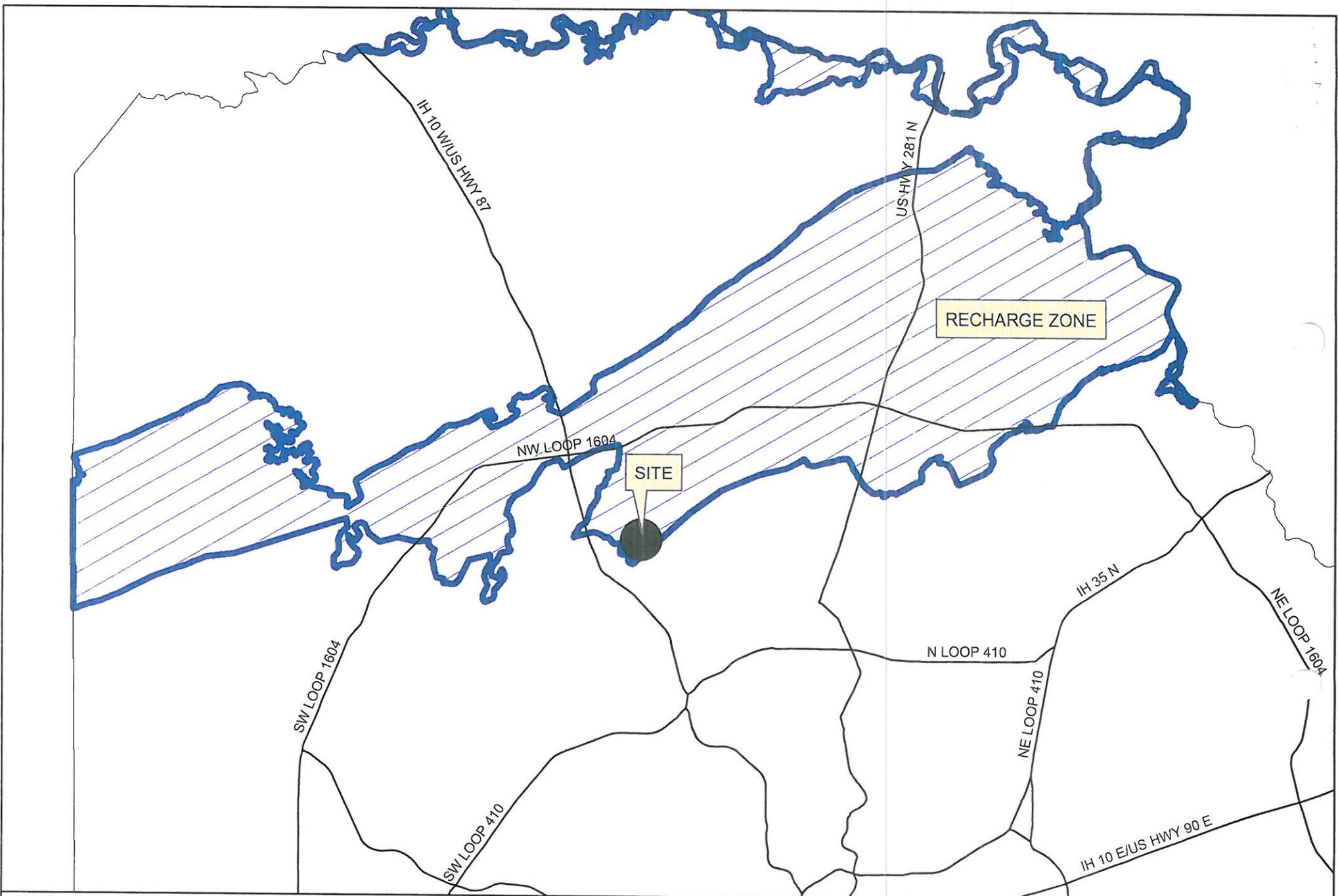


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



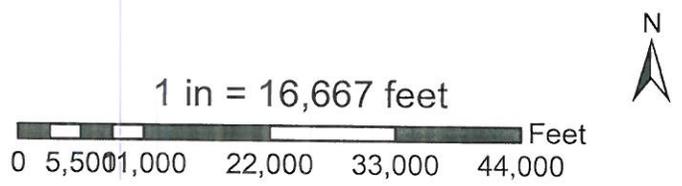
Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING CASE: GEVIGA PHASE II (FIGURE 1)
ZONING FILE: 2014258
MAP GRID: 169, B4

Map Prepared by Aquifer Protection & Evaluation 9/5/2014 MAE





ZONING CASE: GEVIGA PHASE II (FIGURE 2)

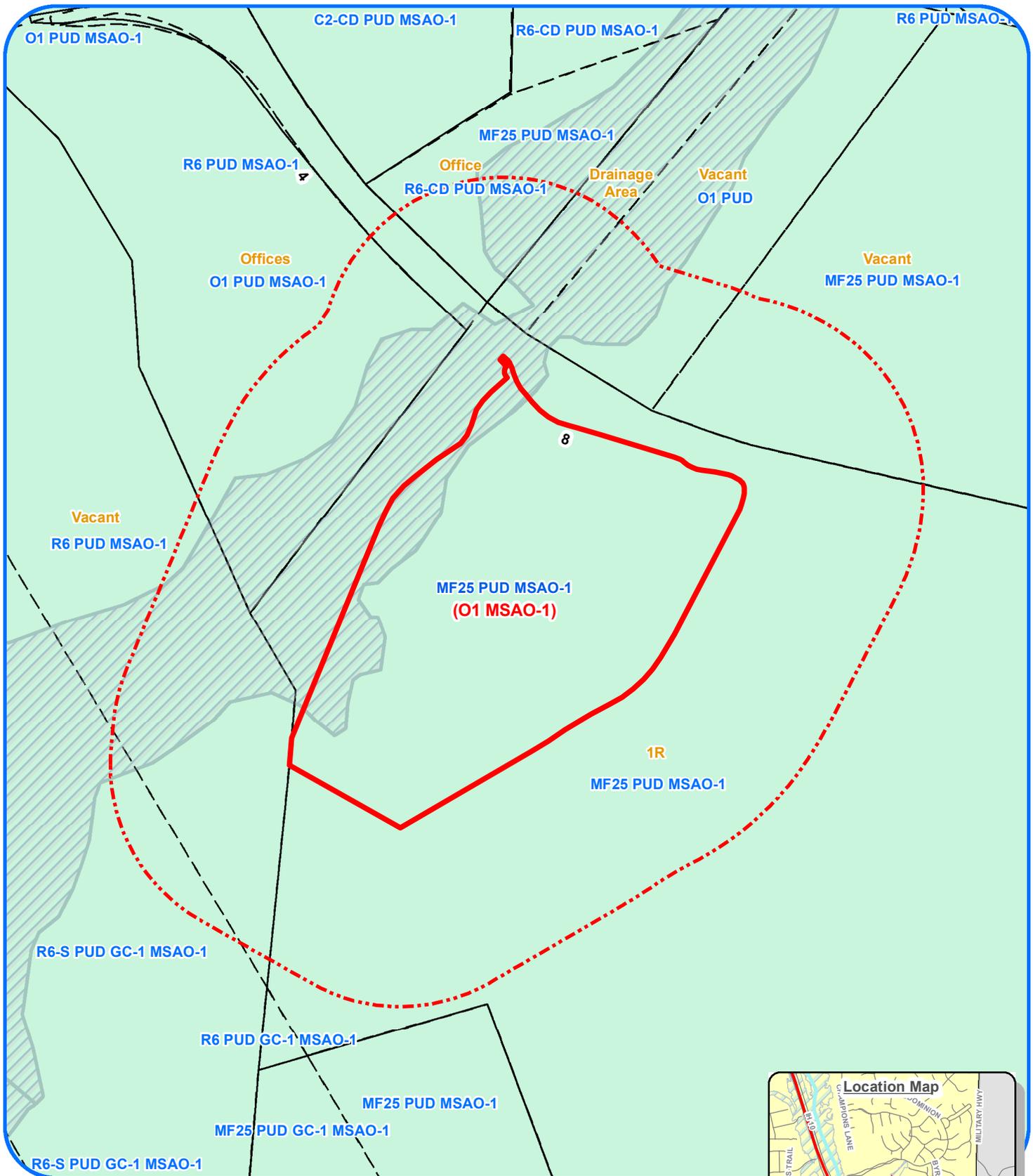
ZONING FILE: 2014258

MAP GRID: 169, B4

Map Prepared by Aquifer Protection & Evaluation 9/5/2014 MAE

1 in = 83 feet





Zoning Case Notification Plan

Case Z-2015-015

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): H&C 88 10 0 0 A NCB 16385

Legend

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



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015015

Hearing Date: December 2, 2014

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

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

Representative: P. W. Christensen (Patrick Christensen)

Location: 8 Dominion Drive

Legal Description: 3.202 acres out of NCB 16385

Total Acreage: 3.202

City Council District: 8

Case Manager: Krystin Ramirez, Planner

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

Proposed Zoning Change

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

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

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 October 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Dominion Homeowners Association

Planning Team: North Sector Planning Team – 40

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2004 zoning case, the property was rezoned to the current "MF-25 PUD" Low Density Multi-Family Planned Unit Development District. The clubhouse currently on the property was built in 2008 and contains offices as well as clubhouse amenities.

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

Adjacent Zoning and Land Uses

Direction: North, East and West

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

Current Land Uses: Offices and vacant land

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: Attached single-family residences

Overlay and Special District Information: All surrounding properties carry the "MLOD" Military Lighting Overlay District and "MSAO" Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

Transportation

Thoroughfare: Dominion Drive

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

Proposed Changes: None known

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

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

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested "O-1" base zoning district is consistent with this designation. The Rural Estate Tier allows for neighborhood commercial uses such as, convenience stores, service stations, professional offices, restaurants, bed and breakfast and other small business. Furthermore, the existing infrastructure on the subject property currently contains some office uses and the purpose of this rezoning request is to expand the uses to the entire development.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "MF-25" base zoning district is appropriate for the subject property due to its location near the residential areas. However, the property does not house apartments nor is developed to accommodating multi-family uses. The current infrastructure on the property is more suitable for office uses.

4. Health, Safety and Welfare:

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

5. Public Policy

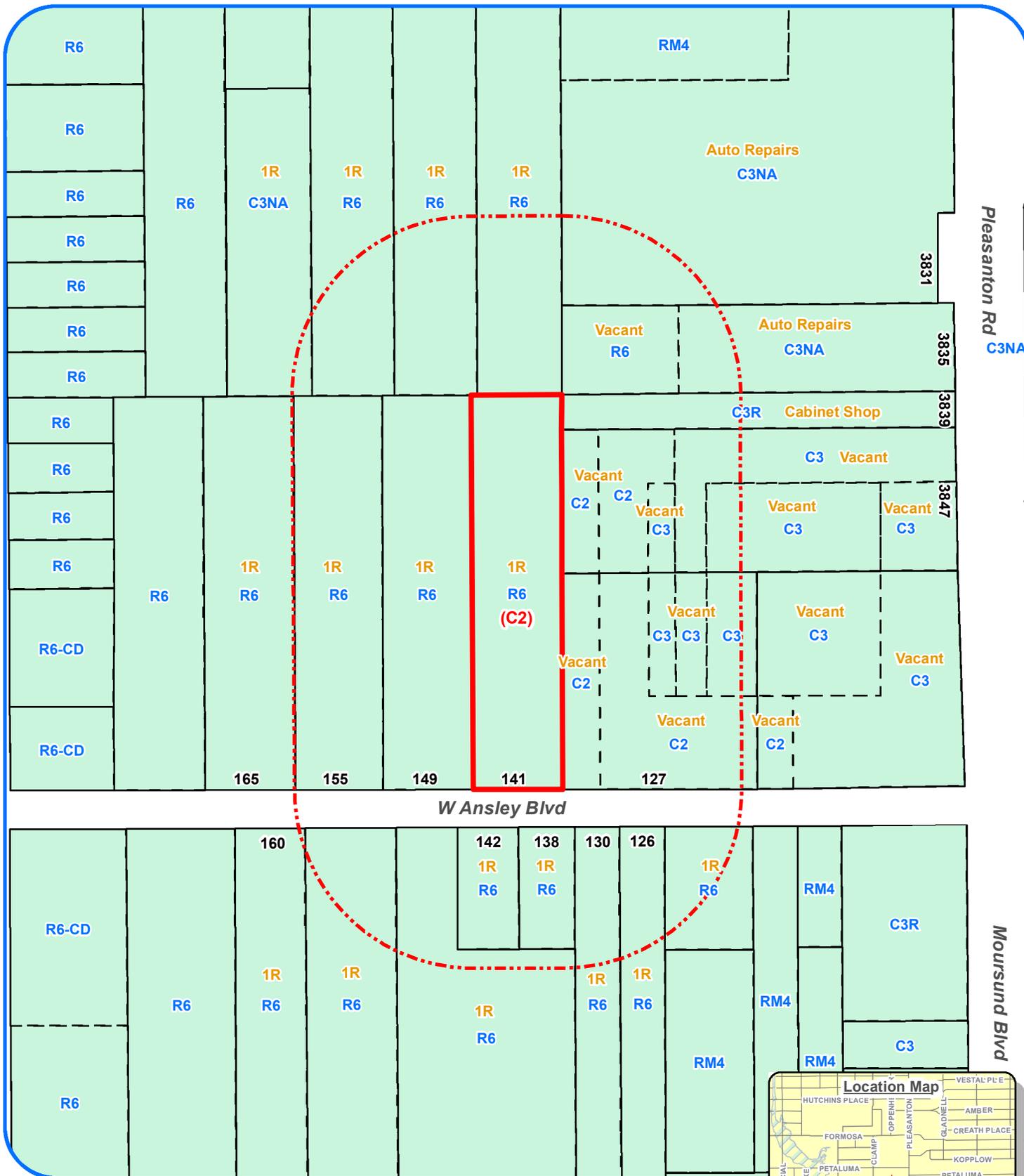
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

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

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2015-019

Council District: 3

School District: Harlandale I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11099 - BLOCK 006 - LOT 055

Legend

- Subject Properties ——— (1.000 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/24/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015019

Hearing Date: December 2, 2014

Property Owner: Jose & Martha Zamora

Applicant: Cypress Acquisitions, LLC (Felipe Castillo)

Representative: Brown & Ortiz

Location: 141 West Ansley Boulevard

Legal Description: Lot 55, Block 6, NCB 11099

Total Acreage: 1

City Council District: 3

Case Manager: Trenton Robertson, Senior Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan-37

Applicable Agencies: None

Property Details

Property History: The subject property was originally annexed in 1952 and was originally zoned "B" Residence District. In a 1988 case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District. The property is not platted but is developed with a residential structure measuring 1,316 square feet in size that was built in 1946.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3 NA" and "R-6"

Current Land Uses: Single-Family Residences, Auto Repair and Vacant

Direction: South and West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences and Vacant

Direction: East

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

Current Land Uses: Vacant, Auto Repair and Cabinet Shop

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

Transportation

Thoroughfare: West Ansley Boulevard

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

Proposed Changes: None known

Thoroughfare: Moursund Boulevard

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

Proposed Changes: None known

Public Transit: VIA bus lines 44 and 243 operate along Moursund Boulevard, east of the subject property

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the Zoning Commission Meeting.

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

Grocery Store

Minimum requirement: 1 per 300 square feet of Gross Floor Area (GFA).

Maximum allowance: 1 per 200 square feet of Gross Floor Area (GFA).

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The 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 “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the neighborhood. Most of the properties on this block of West Ansley Boulevard are zoned for single-family residential dwellings to the west and commercial uses to the east of the subject property.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is not consistent with the adopted land use designation. This portion of West Ansley Boulevard is being developed for commercial uses. The properties to the east are zoned “C-3”, the proposed “C-2” base zoning district will act as a buffer between the existing single-family residential neighborhood to the west and the emerging commercial development to the east.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

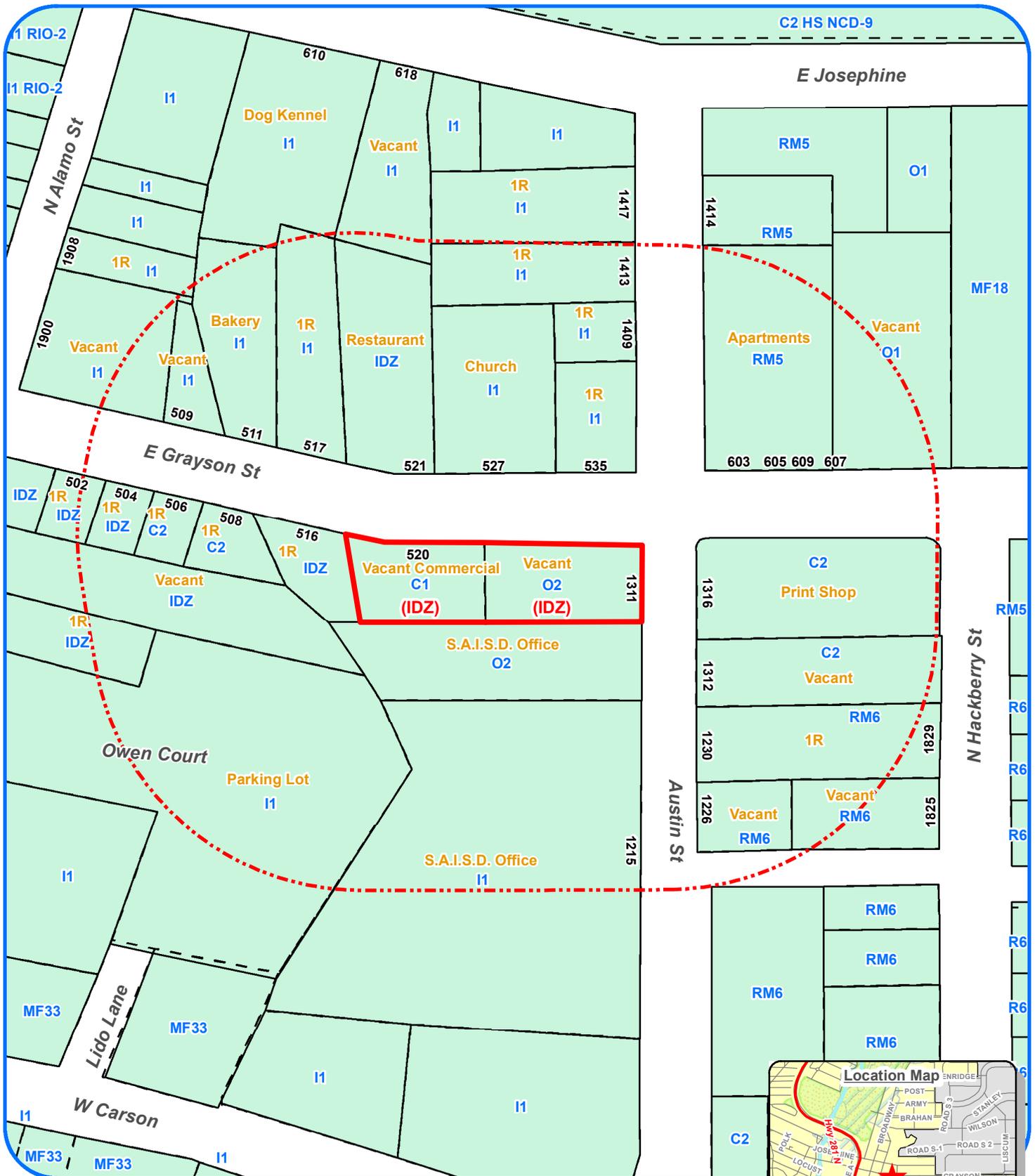
6. Size of Tract:

The subject property is 1.51 of an acre in size, which should be able to reasonably accommodate the proposed commercial use.

7. Other Factors:

The “C-2” base zoning district does not allow outdoor display or storage of equipment or merchandise.

In accordance with Section 35-310.01 (Table 310-1) of the Unified Development Code (UDC), there will be a 10 (feet) side setback and 30 (feet) rear setback requirement where the subject property abuts either residential zoning districts and/or residential uses. Additionally, in accordance with Section 35-510 of the UDC, a Type B 15 (feet) buffer will be required on the side and rear yards of the subject property where it abuts residential zoning districts and/or residential uses.



Zoning Case Notification Plan

Case Z-2015-021

Council District: 2

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00982 - BLOCK 002 - LOT E 116 ft. of 14 or 14A and E 100 ft. of W 177.90 ft. of 14 or A15

Legend

- Subject Properties ——— (0.167 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(10/22/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015021

Hearing Date: December 2, 2014

Property Owner: River North Ventures, LLC

Applicant: Patrick Shearer

Representative: Patrick Shearer

Location: 1311 Austin Street and 520 East Grayson Street

Legal Description: The east 116 feet of Lot 14 or Lot 14A, Block 2, NCB 982 and the east 100 feet of the west 177.90 feet of Lot 14 or Lot A15, Block 2, NCB 982 (0.325 Acres)

Total Acreage: 0.325

City Council District: 2

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court.

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 October 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Government Hill Alliance; The Downtown Residents Association is within 200 feet of the subject property.

Planning Team Members: Government Hill Neighborhood Plan - 10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as they were recognized in 1938, and was originally zoned "E" Office District. Through a zoning case, a portion of the subject 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 and "O-2" High-Rise Office District. The subject site is not platted and the east 116 feet of Lot 14 or Lot 14A is currently undeveloped. The east 100 feet of the west 177.90 feet of Lot 14 or Lot A15 is developed with a commercial structure measuring 1,064 square feet in size that was built in 1972.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Single-Family Dwellings

Direction: North across East Grayson Street

Current Base Zoning: "I-1" and "IDZ"

Current Land Uses: Restaurant, Single-Family Residences and a Church

Direction: South

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

Current Land Uses: Vacant Land and SAISD Warehouse and Bus Parking Lot

Direction: East across Austin Street

Current Base Zoning: "C-2"

Current Land Uses: Print Shop and Vacant Land

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

Transportation

Thoroughfare: Austin Street

Existing Character: Local Street; 1 lane in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: East Grayson Street

Existing Character: Local Street; 1 lane in each direction with sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 20 line, which operates along East Grayson Street and Austin Street.

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

Parking Information: Off-street vehicle parking requirements are determined by use, and often size or density of the development. The zoning application refers generally to mixed use development, possibly including a mix of uses. Therefore, staff cannot calculate the amount of parking that would be required of such a development. The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan area, and is identified as Mixed Use in the Future Land Use component of the Plan. The "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

The subject property is surrounded by a variety of zoning designations, ranging from office to industrial, many of which are meant to accommodate large office or manufacturing uses. This area is in the process of revitalization and rezoning the project will encourage and promote the revitalization goals in the Future Land Use Plan.

3. Suitability as Presently Zoned:

Both the current "C-1" Light Commercial District and "O-2" High-Rise Office District and proposed "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court are appropriate for the subject property. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses.

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

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court.

The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

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

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

6. Size of Tract:

The 0.325-acre tract is of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:

Staff finds the requested "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food, Mobile Vending (Base Operations), a Bar and/or Tavern

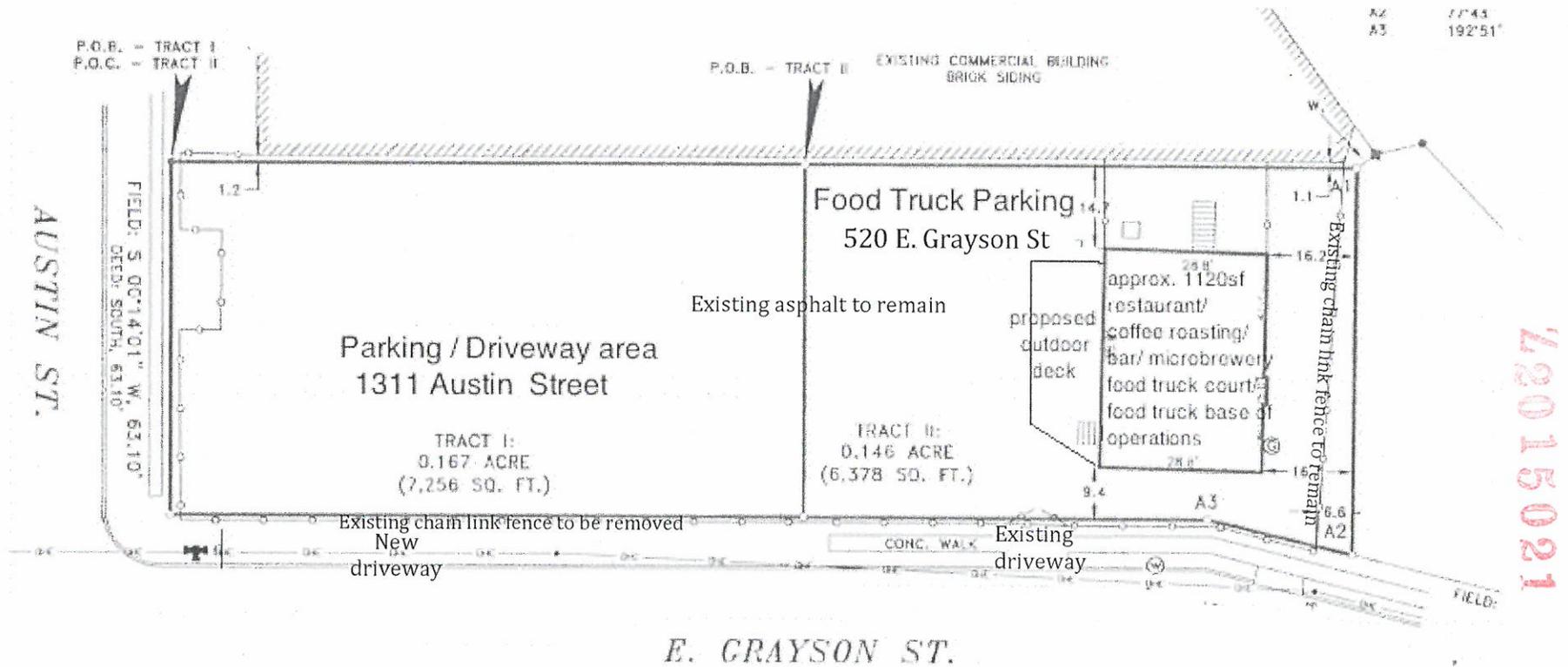
Without Cover Charge 3 or More Days per Week, Coffee Roasting, Microbrewery and Food, Mobile Food Court zoning to be appropriate and in character with some of the surrounding zoning and uses.

The proposed use will be subject to the Mobile Food Court supplemental use regulations specified in Section 35-399 of the Unified Development Code.

Each mobile food court shall be located at least two hundred (200) feet away from any single-family residential use or single-family zoning district. The two-hundred-foot minimum distance shall be measured from property line to property line. A two hundred (200) foot variance by the Board of Adjustment will be required.

A "mobile food court" is a parcel or group of parcels of land where three (3) or more mobile food establishments congregate to offer food or beverages for sale to the public as the principal use of the land.

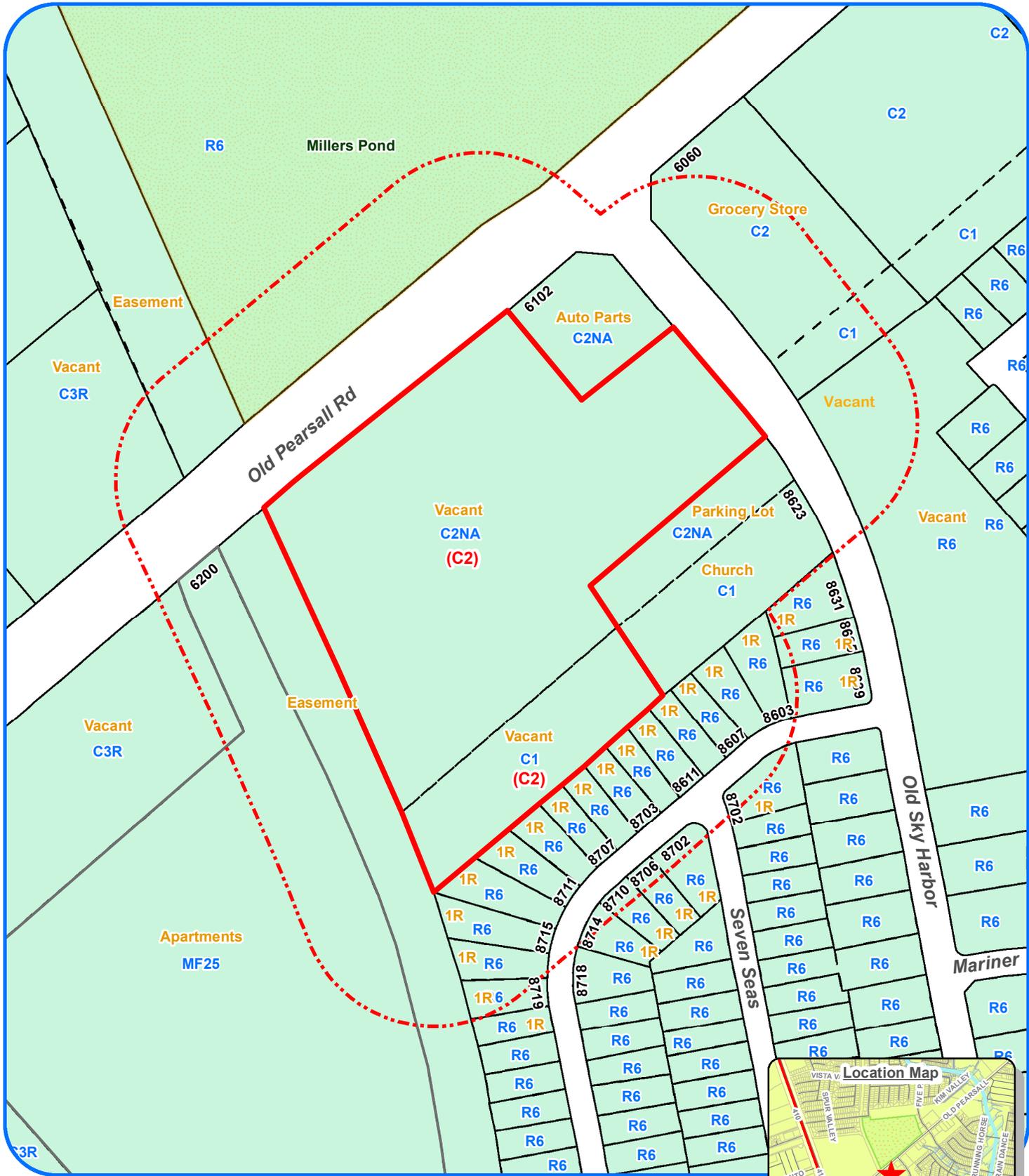
SITEPLAN
520 E. Grayson Street and 1311 Austin Street



2 tracts totaling .313 acres
Tract 1: NCB 982 BLK 2 LOT E 116 FT OF 14 OR 14A
Tract 2: NCB 982 BLK 2 LOT E 100 FT OF W 177.90 FT OF 14 OR A 15

Proposed Rezoning: IDZ with uses allowed in C2, as well as mobile food vending base of operations, mobile food truck court, bar, coffee roasting, microbrewery.

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



Zoning Case Notification Plan

Case Z-2015-006

Council District: 4
 School District: Southwest I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15605 & 15613 - BLOCK 000 - LOT P-48D, P-85

Legend

- Subject Properties (7.542 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (10/15/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015006

Hearing Date: December 2, 2014

Property Owner: MYSU Inc.

Applicant: Sun Larson

Representative: Sun Larson

Location: A portion of the 6100 Block of Old Pearsall Road

Legal Description: P- 48D, NCB 15605 and P-85, NCB 15613 (7.542 Acres)

Total Acreage: 7.542

City Council District: 4

Case Manager: Pedro Vega, 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 4, 2014.

Proposed Zoning Change

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "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 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 39

Neighborhood Associations: Southwest Community Association

Planning Team Members: United Southwest Communities Plan - 29

Applicable Agencies: None

Property Details

Property History: A portion of the 7.542- acre tract was annexed in December of 1972, per Ordinance #41419, and the other portion was annexed in December of 1984, per Ordinance #59770, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1996 zoning case, the 7.542 acre tract was rezoned to "B-2NA" Business Non-Alcoholic Sales District and "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2NA" Commercial Nonalcoholic Sales District and "C-1" Light Commercial District. The 7.542- acre tract is platted into its current configuration and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: Northeast

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

Current Land Uses: Auto Parts Store and Church

Direction: Northeast across Old Sky Harbor Road

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

Current Land Uses: Grocery Store and Vacant Land

Direction: Southeast

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: Southwest

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

Current Land Uses: Abandoned Railroad Easement, Vacant Land and Apartments

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

Transportation

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with center turn lanes and sidewalks

Proposed Changes: None known

Thoroughfare: Old Sky Harbor Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 616, which operates along Old Sky Harbor Road and northeast along Old Pearsall Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting phase. A traffic engineer must be present at the Zoning Commission hearing.

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

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 United Southwest Communities Plan, and is currently designated as Community Commercial in the Future Land Use Plan. The requested "C-2" Commercial District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District will not likely have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from commercial to residential.

3. Suitability as Presently Zoned:

The existing "C-2NA" Commercial Nonalcoholic Sales District and "C-1" Light Commercial District and proposed "C-2" Commercial District are appropriate for the 7.542-acre tract and is consistent with the adopted United Southwest Communities Plan designation.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the "C-2" Commercial District request. The Abandoned Railroad Easement to the southwest will act as a buffer between the existing multi-family dwellings and the proposed commercial use.

5. Public Policy:

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

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

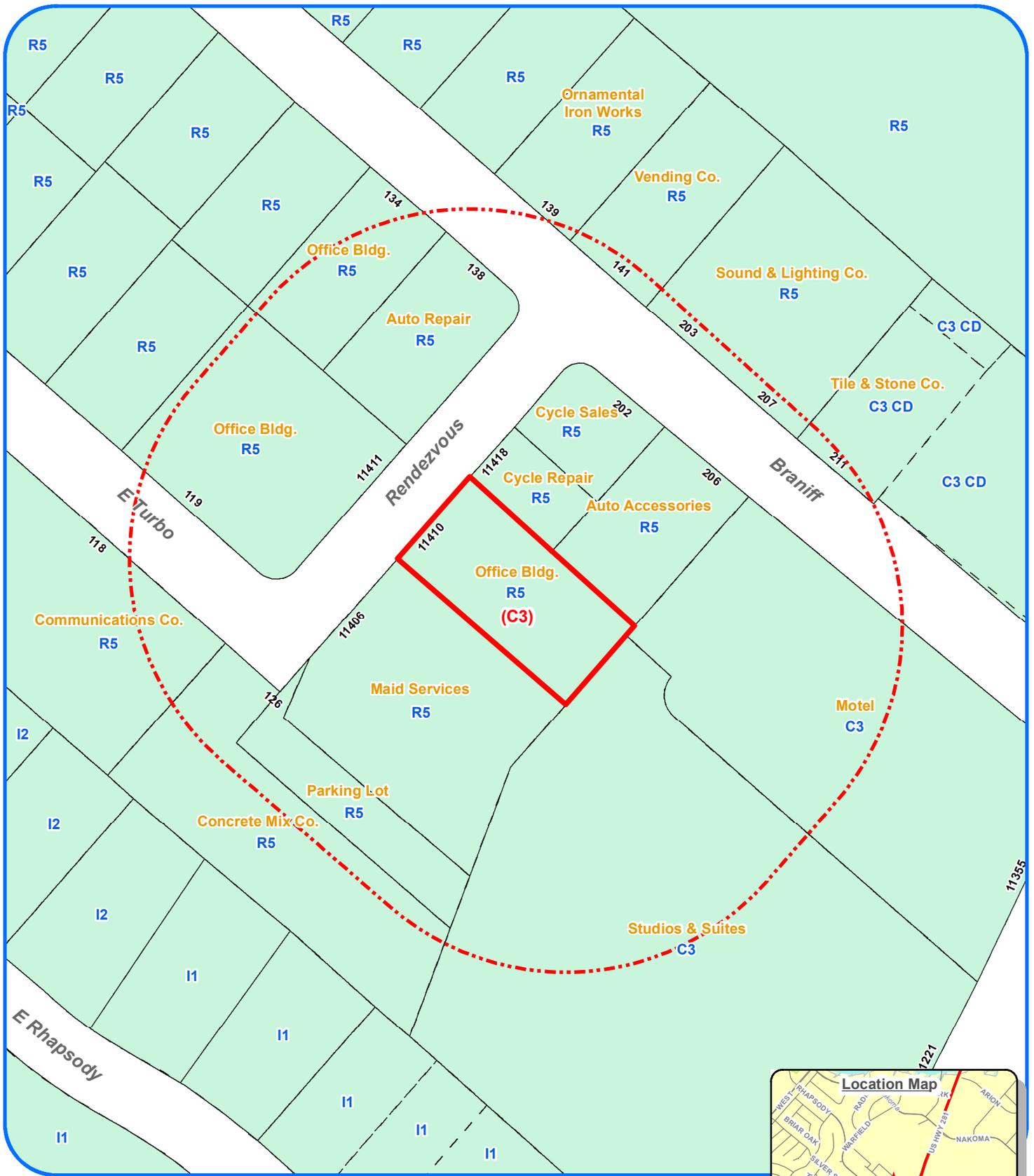
6. Size of Tract:

The 7.542-acre tract is of sufficient size to accommodate the requested "C-2" Commercial District as well as parking.

7. Other Factors:

The applicant requests "C-2" as the base zoning district for the property in order to allow commercial and retail establishments. Staff finds the requested "C-2" Commercial District zoning to be appropriate and in character with some of the surrounding zoning. Staff recognizes the subject property's close proximity to residential zoning and uses.

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



Zoning Case Notification Plan

Case Z-2015-025

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 13847 - BLOCK 000 - LOT 33

- Legend**
- Subject Properties ——— (0.320 Acres)
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/14/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015025

Hearing Date: December 2, 2014

Property Owner: Jeff D. Carruthers

Applicant: Kishore J. Samtani

Representative: Kishore J. Samtani

Location: 11410 Rendezvous Drive

Legal Description: Lot 33, NCB 13847

Total Acreage: 0.32

City Council District: 9

Case Manager: Pedro Vega, 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 4, 2014.

Proposed Zoning Change

Current Zoning: "R-5 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 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Neighborhood Associations: None

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

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1963 and was originally zoned "Temp A" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property is developed with a commercial structure measuring 1,800 square feet in size that was built in 1965. The property was platted into its current configuration known as the Airport Industrial Park Subdivision. The applicant has indicated to staff that the purpose of the zoning change is to allow an office, warehouse and bakery uses.

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

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: "R-5"

Current Land Uses: Office/Warehouses, Repair and Contractor Services Offices and Industrial Uses

Direction: Northwest across Rendezvous Drive

Current Base Zoning: "R-5"

Current Land Uses: Offices, Warehouses and Repair Services

Direction: Southeast

Current Base Zoning: "C-3"

Current Land Uses: Hotel

Direction: Southwest

Current Base Zoning: "R-5"

Current Land Uses: Repair and Contractor Services, Offices, Industrial and Manufacturing Uses

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: Rendezvous Drive

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

Proposed Changes: None known

Thoroughfare: East Turbo Drive

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

Proposed Changes: None known

Thoroughfare: Braniff Drive

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

Proposed Changes: None known

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Business Park in the future land use component of the plan. The "C-3" General Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-3" General Commercial District will not likely have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from general industrial district and general commercial to residential.

3. Suitability as Presently Zoned:

The existing "R-5" Residential Single-Family District is not consistent with the adopted "Business Park" land use designation. The current "R-5" Residential Single-Family District is not representative of the uses in this area.

When the 2001 Unified Development Code was adopted many areas of the City of San Antonio that were previously zoned under the 1938 code. As a result, many of the uses in these areas were zoned inappropriately.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the "C-3" General Commercial District request.

The existing commercial use does not comply with the current Residential Single-Family District of "R-5" and is now nonconforming. The property owner seeks to bring the property into compliance through rezoning.

5. Public Policy:

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

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

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

6. Size of Tract:

The 0.32-acre tract is of sufficient size to accommodate the requested "C-3" General Commercial District as well as parking.

7. Other Factors:

The applicant requests "C-3" as the base zoning district for the property in order to allow for office, warehouse and bakery uses. Staff finds the requested "C-3" General Commercial District zoning to be appropriate and in character with some of the surrounding zoning.

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.

While the "C-3" General Commercial District could impose buffer requirements on new development of abutting properties, the surrounding properties are fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.



Zoning Case Notification Plan

Case Z-2015-026

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.464 acres out of NCB 02283

- Legend**
- Subject Properties (Red solid line) (0.464 Acres)
 - 200' Notification Area (Red dashed line)
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain (Blue hatched area)
 - Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (11/18/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2015026

Hearing Date: December 2, 2014

Property Owner: CMAM Cano, LLC by Alfonso Cano and Christopher Cano, Members

Applicant: Dennis Cano

Representative: Dennis Cano

Location: A portion of the 2800 Block of West Houston Street and a portion of the 200 Block of North Zarzamora Street aka 2819 West Houston Street and 210 North Zarzamora Street

Legal Description: 0.464 acres out of NCB 2283 save and except that portion conveyed to the City of San Antonio in Volume 6729, Page 1648, Real Property Records of Bexar County, Texas

Total Acreage: 0.464

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone 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 26, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 3, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property located along the 200 Block of North Zarzamora is currently developed with a non-residential structure measuring 3,556 square feet, which was built in 1950. The subject property located along the 2800 Block of West Houston Street is currently vacant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned "G" Local Retail. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The property owner is proposing to construct a 5,000 square foot retail center.

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

Adjacent Base Zoning and Land Uses

Direction: North and South

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

Current Land Uses: Gas Station, Single-Family Residences and a Parking Lot

Direction: East

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

Current Land Uses: Single-Family Residence and a Parking Lot

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Parking Lot

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

Transportation

Thoroughfare: North Zarzamora

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

Proposed Changes: None known

Thoroughfare: West Houston Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 520 line, which operates along North Zarzamora.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to a proposed retail center. Therefore, staff cannot calculate the parking requirement 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 not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

Development in the "C-2" district requires a 15-foot Type B landscape buffer where the property abuts single-family residential zoning; and all nonresidential development is required to maintain a 6-foot tall solid screen fence where the property abuts single-family residential uses. The "C-2" district also requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

The applicant is requesting the "IDZ" overlay due to the 30-foot rear setback requirement. In order to accommodate for adequate parking the applicant would like to have a 5-foot rear setback.

4. Health, Safety and Welfare:

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

5. Public Policy:

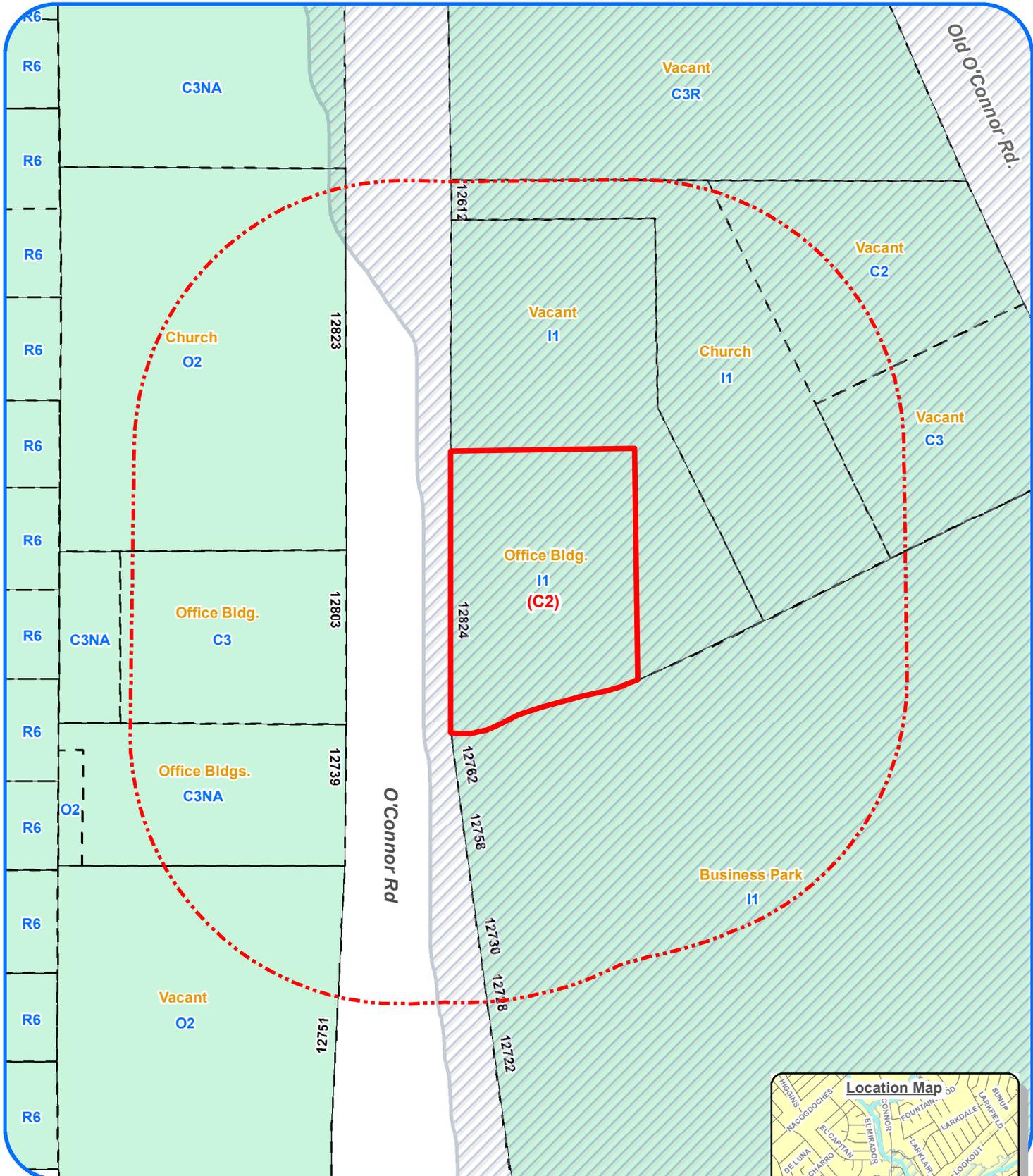
The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 0.464 acres and appears to be of sufficient size to accommodate the proposed use with the flexibility offered by the "IDZ" district.

7. Other Factors:

The Infill Development Zone is meant to encourage redevelopment of vacant or underutilized properties by relaxing development standards such as building setbacks, landscape buffers and off-street parking requirements.



Zoning Case Notification Plan

Case Z-2015-028

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.5845 acres out of NCB 15722

Legend

- Subject Properties ——— (0.5845 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
 (11/06/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2015028
Hearing Date: December 2, 2014
Property Owner: Alberto Macias
Applicant: Rene Morales
Representative: Rene Morales
Location: 12824 O'Connor Road
Legal Description: 0.5845 acres out of NCB 15722
Total Acreage: 0.5845
City Council District: 10
Case Manager: Krystin Ramirez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, 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: None

Planning Team: North Sector Plan – 40

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was rezoned "I-1" Light Industry District by the City Council in 1984, Ordinance #58190. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. The property currently contains a service garage and storage warehouse that was constructed in 1996.

Topography: The entire property is located within the 100 year floodplain. Any purposed development for the property must be subject to stormwater review.

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: "I-1", "C-3R", "C-2" and "C-3"

Current Land Uses: Vacant land and church

Direction: West

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

Current Land Uses: Church and office buildings

Direction: South

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

Current Land Uses: Business Park and vacant land

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

Transportation

Thoroughfare: O'Connor Road

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

Proposed Changes: None known

Public Transit: There is available public transit near the subject property.

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

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

AUTO – Tire Repair – auto and small truck (sale and installation only, no mechanical service permitted) – Minimum Parking Requirement: 1 space per 500 square feet Gross Floor Area (GFA) including service bays, wash tunnels and retail areas. Maximum Parking Requirement: 1 space per 375 square feet GFA including service bays, wash tunnels and retail areas.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "I-1" base zoning district is consistent with this designation. The Suburban Tier accommodates detached retail services such as service stations, professional offices, and other retail stores are appropriate. The property was previously an automotive service garage and is built out as such, thus, the applicant requests the rezoning to reuse the property as formerly intended.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is surrounded by properties zoned industrial although they are not fully developed to this intensity.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is not appropriate for the subject property due to proximal uses to multiple churches and a single-family subdivision.

4. Health, Safety and Welfare:

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

5. Public Policy

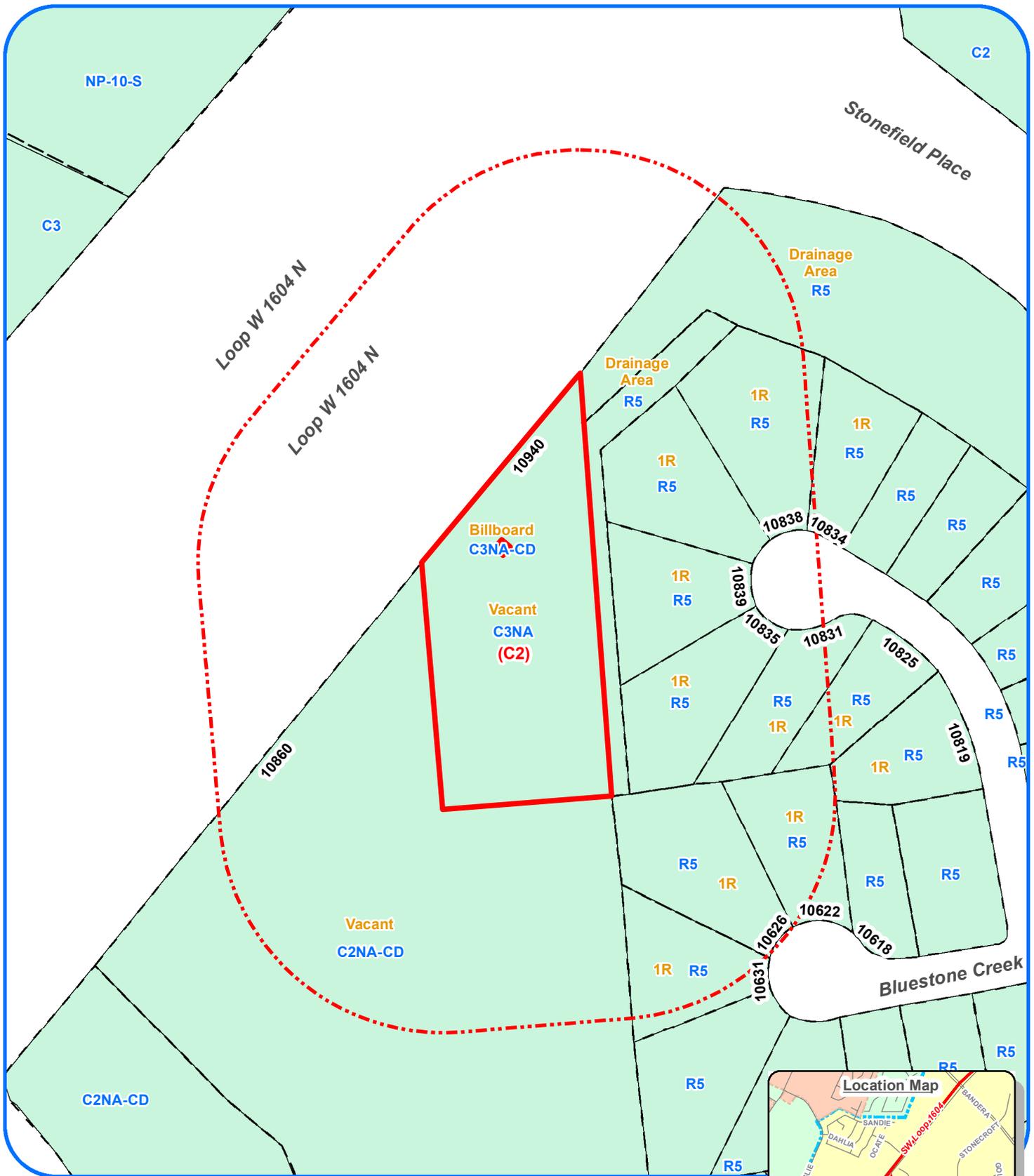
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.5845 acres in size, which should reasonably accommodate the uses permitted in "C-2".

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2015-029

Council District: 7

School District: Northside I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 19059 - BLOCK 002 - LOT 1 save and except 10 X 10 feet

Legend

- Subject Properties (1,000 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
(11/07/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2015029 CD
Hearing Date: December 2, 2014
Property Owner: David Reinertsen
Applicant: Jerry Arredondo
Representative: Jerry Arredondo
Location: 10910 West Loop 1604 North
Legal Description: Lot 1, Block 2, NCB 19059 save and except 10x10 feet
Total Acreage: 1
City Council District: 7
Case Manager: Krystin Ramirez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest Community Plan (13)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city limits in 1993, and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 case, established with Ordinance #81298, the property was rezoned to “B-3NA” Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3NA” General Commercial Nonalcoholic District. The property is presently vacant.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: None

Current Land Uses: W Loop 1604 N

Direction: East

Current Base Zoning: “R-3”

Current Land Uses: Single-family residence and drainage area

Direction: South and West

Current Base Zoning: “C-2NA CD”

Current Land Uses: Vacant

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

Transportation

Thoroughfare: W Loop 1604 N

Existing Character: Freeway; two lanes in one direction

Proposed Changes: None known

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

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Northwest Community Plan and is currently designated as Low-Density Residential in the future land use component of the plan. Low-Density Residential should be located away from major arterials, and can include certain non-residential uses such as school, places of worship, and parks that are centrally located for convenient neighborhood access. The requested "C-2" base zoning is not consistent with the designated land use, therefore, a master plan amendment was submitted to change the designation to Regional Commercial. The Plan Amendment was heard at the November 12, 2014 Planning Commission; staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location along Loop 1604, a freeway. The "C-2" base zoning district is better suited for the property as it borders a single-family subdivision. However, this base zoning is not consistent with the land use designation set forth by the community plan.

4. Health, Safety and Welfare:

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

5. Public Policy

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

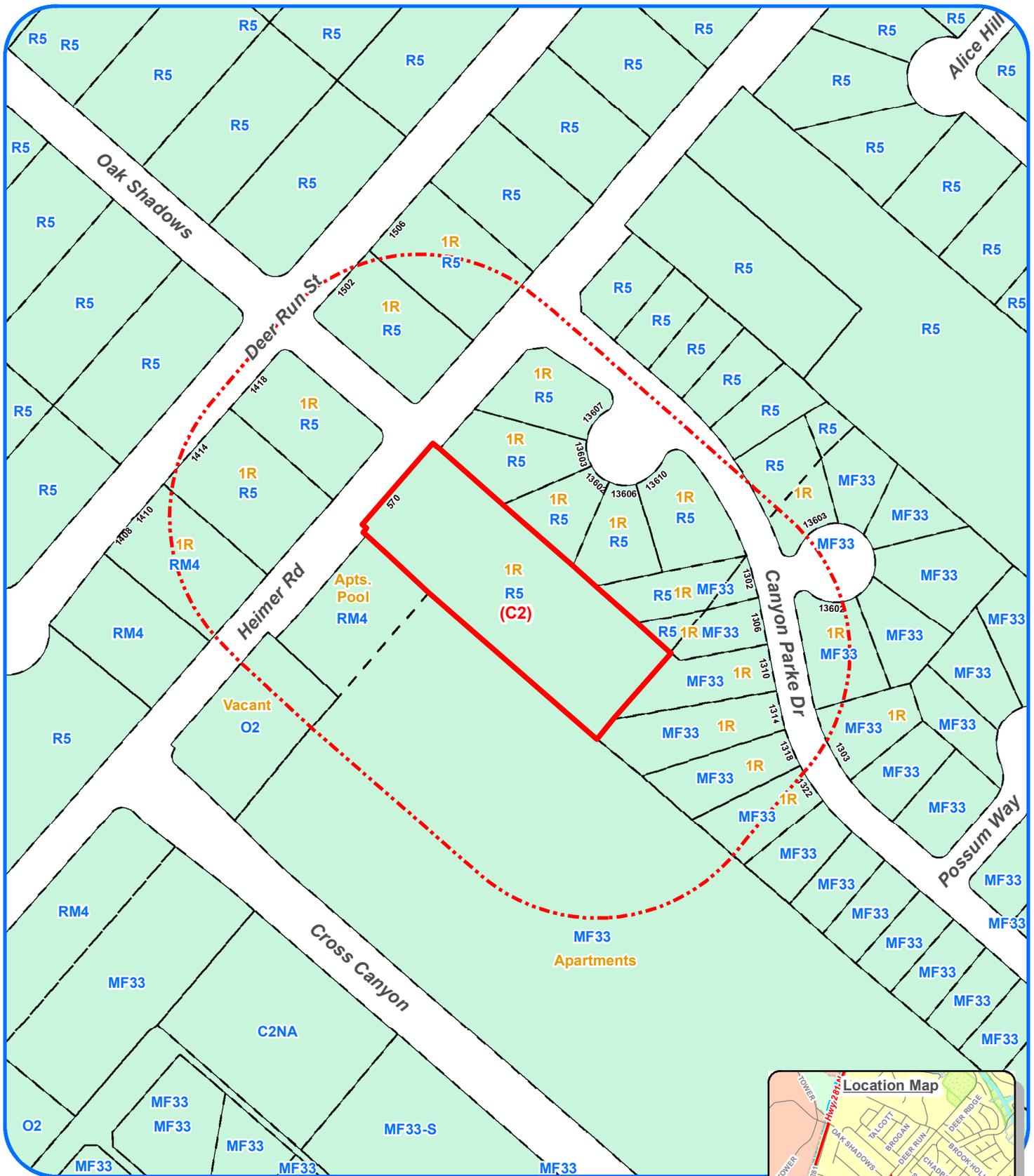
6. Size of Tract:

The subject property totals 1.00 acre in size, which should reasonably accommodate the uses permitted in "C-2".

7. Other Factors:

Redevelopment of the subject properties shall be consistent with the character of the surrounding uses along the Loop 1604 frontage road.

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



Zoning Case Notification Plan

Case Z-2015-031

Council District: 9

School District: Northeast I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 13832 - BLOCK 000 - LOT NW 346.98 FT OF M

Legend

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



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

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2015031
Hearing Date: December 2, 2014
Property Owner: Asm Ferdous
Applicant: Kay Lewis
Representative: Kay Lewis
Location: 570 Heimer Road
Legal Description: 1.009 acres out of NCB 13832
Total Acreage: 1.009
City Council District: 9
Case Manager: Trenton Robertson, Senior Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

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 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 26, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed in 1965 and was originally zoned "Temp A" Temporary Residence District. In a later case, the property was rezoned to "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-5" Residential Single-Family District. The lot is not platted. The subject property is developed with a residential/commercial structure that was built in 1946, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: South

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

Current Land Uses: Vacant and Apartments

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

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

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

Transportation

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

Existing Character: Local; one direction each way with sidewalks

Proposed Changes: None known

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

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

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

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

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to the proposed use: Day Care Center. However, staff does have concerns regarding the potential impact the "C-2" base zoning district could have on the adjacent single-family residential neighborhoods. The "C-2" base zoning district is geared to accommodate commercial and retail uses that are more intensive in character, and which generate a greater volume of vehicular traffic and/or truck traffic than the current "R-5" zoning district. The increase in traffic could have potential negative consequences on the established single-family residential neighborhoods that surround the subject property to the north, east and west. Although the proposed "C-2" base zoning district is consistent with the future land use plan, the surrounding area has been established as a residential neighborhood and not for commercial uses.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

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

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

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