

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, December 3, 2013
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for December 3, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of November 19, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013208 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 20.79 acres out of NCB 11156; a portion of the 12100 Block of Southeast Loop 410.
7. **ZONING CASE NUMBER Z2013218 (Council District 8):** A request for a change in zoning from “R-20 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “R-20 MSAO-1 MLOD-1” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “R-6 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-25 GC-1 MSAO-1 MLOD-1” Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-25 MSAO-1 MLOD-1” Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 12.203 acres out of NCB 35733; 6975 Heuermann Road, 6970 and 7080 Oak Drive.
8. **ZONING CASE NUMBER Z2013220 CD (Council District 5):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2P CD AHOD” Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for a Office Warehouse on the South 75.6 feet of Lots 4 & 5, Block 1, NCB 2987; 215 Groveton.

9. **ZONING CASE NUMBER Z2014026 (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-1” Light Commercial District on Lots 11, 12 & 13, Block 3, NCB 17637; 5462, 5504, and 5514 Rogers Road.
10. **ZONING CASE NUMBER Z2014027 (Council District 6):** 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 3.27 acres out of Parcel 4, NCB 18820; a portion of the 9500 Block of Westover Hills Boulevard.
11. **ZONING CASE NUMBER Z2014028 (Council District 10):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 21, Block 13, NCB 12639; 2832 Nacogdoches Road.
12. **ZONING CASE NUMBER Z2014030 CD (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 1, NCB 3165; 341 University.
13. **ZONING CASE NUMBER Z2014031 (Council District 5):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2P AHOD” Commercial Pedestrian Airport Hazard Overlay District on Lots 1 & 2, Block 8, NCB 2414 and “O-1 AHOD” Office Airport Hazard Overlay District on Lot 1, Block 7, NCB 2415; Lot A and the West 35 feet of Lot B, Block 1, NCB 2441; 918, 922, 921 and 1001 El Paso Street.
14. **ZONING CASE NUMBER Z2014032 CD (Council District 1):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single-Family District with a Conditional Use for Two Dwelling Units on Lots 26 and 27, Block 6, NCB 7293; 401 Dora Street.
15. **ZONING CASE NUMBER Z2014033 S (Council District 1):** A request for a change in zoning from “D RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District to “D S RIO-4 AHOD” Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on 0.633 of an acre out of Lot 3, Block 3, NCB 929; A portion of the 100 Block of Cesar Chavez Boulevard and a portion of the 500 Block of South Flores Street.
16. **ZONING CASE NUMBER Z2014034 (Council District 2):** A request for a change in zoning from “C-2 NCD-6 AHOD” Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-6 AHOD” Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with single-family residential uses not to exceed 24 units per acre on the East 135 feet of Lot 14, Block 14 and the East 150 feet of Lot 15, Block 15, NCB 1067; 150 Humphrey and a portion of the 100 Block of Brackenridge Avenue.
17. **ZONING CASE NUMBER Z2014035 (Council District 1):** A request for a change in zoning from “C-3R H HS AHOD” Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to “C-2 IDZ H HS AHOD” Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on Lot A-47 and the South 12 feet of Lot A-44, NCB 903; 709 South Alamo Street.

18. **ZONING CASE NUMBER Z2014036 S (Council District 1):** A request for a change in zoning from “FBZ T4-1 HS AHOD” Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to “FBZ T4-1 S HS AHOD” Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822; 610 Camden Street.
19. **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.
20. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

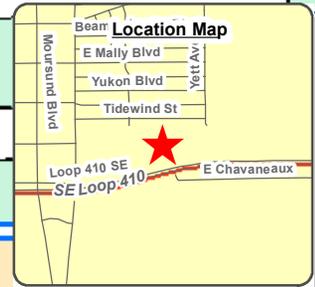
Case Z-2013-208

Council District: 3
 School District: Harlandale and Southside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 11156 - BLOCK 000 - LOT E 1330"OF TR-4A, E 1365"OF TR-5A, E IRR 760"OF TR-6A, E IRR 713"OF TR-7A, & 6P RESURVEYED PER DEED 12145/2470

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

Legend

- Subject Properties (20.790 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
 (10/1/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013208

Hearing Date: December 3, 2013

Property Owner: 100 SA Pleasanton, Ltd. (by Marsha Normand, Sole Manager)

Applicant: Marsha Normand

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

Location: A portion of the 12100 Block of Southeast Loop 410

Legal Description: 20.79 acres out of NCB 11156

Total Acreage: 20.79

City Council District: 3

Case Manager: Ernest Brown, Planner

Case History: This is the fourth public hearing for this zoning case. The case was previously continued from the October 15, November 5 and November 19, 2013 public hearings.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 2, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: None

Planning Team: 14 – Stinson Airport Vicinity Land Use Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property is not platted and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: "R-4"

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

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "C-3NA"

Current Land Uses: Undeveloped Land

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

Transportation

Thoroughfare: Loop 410

Existing Character: Freeway; two lanes in each direction with two-lane, single-direction access roads

Proposed Changes: None known

Thoroughfare: Walhalla Avenue

Existing Character: Local Street; under construction and not open for through-traffic

Proposed Changes: None known

Thoroughfare: Tidewind Street

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

Proposed Changes: None known

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

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Stinson Airport Vicinity Land Use Plan. Most of the subject property is currently designated as Community Commercial in the future land use component of the plan, while one small portion is currently designated as Low Density Residential. The requested "MF-33" district is not consistent with either of the adopted land use designations. The applicant has submitted a request to amend the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject property abuts single-family residences to the north. Any development on the subject property is likely to impact the neighboring residences. However, there is a row of undeveloped lots between the subject property and the residences fronting Tidewind Street. The undeveloped lots appear to be unplatted and do not have street frontage or access. In most cases, the rear lots are under common ownership with the front lots, and tend to serve as extended backyards for the single-family residences. These rear lots provide a significant buffer between the proposed multi-family development and the existing single-family residences.

Although the area is largely residential land use, staff found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The location of the requested "MF-33" along a major arterial meets the guidelines of the Stinson Airport Vicinity land use plan. It provides a transitional land use between the neighboring residential single family development and the major thoroughfare.

3. Suitability as Presently Zoned:

The existing residential single-family zoning is not consistent with the Community Commercial land use designation, nor is it appropriate for property located on an expressway. Multi-family uses may provide an appropriate transition between major thoroughfares and low-density residential development.

4. Health, Safety and Welfare:

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

5. Public Policy:

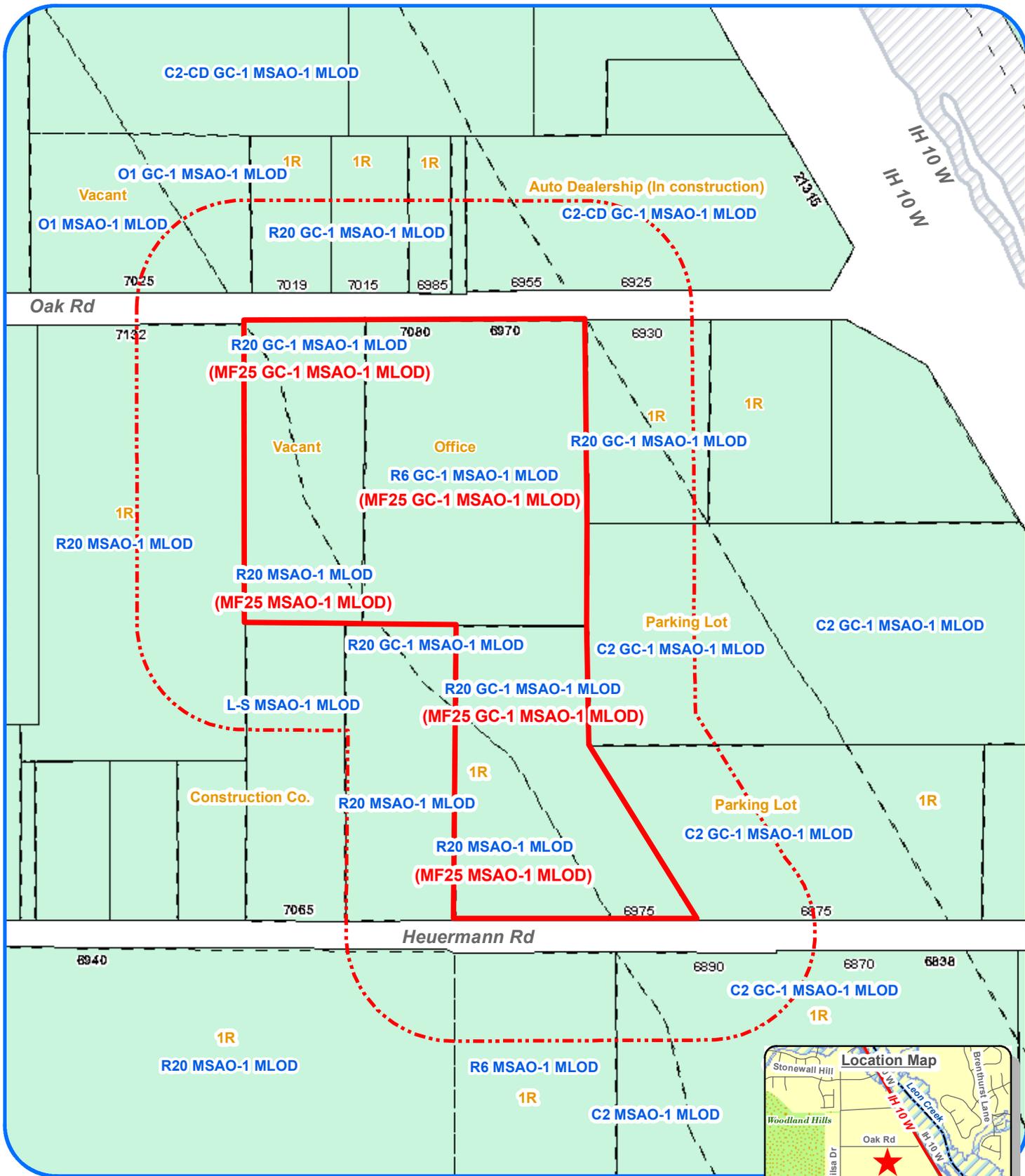
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 20.79 acres in size, which will allow a maximum of 686 units should the requested zoning change be approved.

7. Other Factors:

This property is located within the Stinson Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the requested change in zoning.



Zoning Case Notification Plan

Case Z-2013-218

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT W 231.8 FT OF N 563 FT OF TR-12 "IH 10 W/TRAYLOR" ANNEX. & N 563 FT OF TR-11 & E 154.6 FT OF N 563 FT OF TR-12 & N IRR 554.01 FT OF S IRR 563.71 FT OF 11

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

Legend

- Subject Properties ——— (12.203 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
 (10/24/2013 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013218

Hearing Date: December 3, 2013

Property Owner: David Romo, Jr.; George K. Covert, Trustee for Dan Covert; and Carlo & Vera Salvatore

Applicant: StoneHawk Capital Partners, LLC (by Brian Woidneck, Managing Member)

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

Location: 6975 Heuermann Road, 6970 and 7080 Oak Drive

Legal Description: 12.203 acres out of NCB 35733

Total Acreage: 12.203

City Council District: 8

Case Manager: Osniel Leon, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for December 5, 2013.

Proposed Zoning Change

Current Zoning: "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family 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 November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, 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: Friends of Friedrich Wilderness Park

Planning Team: 41 – North Sector Plan

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1999 large-area case, a portion of the subject property was rezoned to “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6” Single-Family Residence District and “R-20” Residential Single-Family District, respectively. The property is undeveloped and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2 CD”, “R-20” and “O-1”

Current Land Uses: Auto dealership (under construction), single-family residences and undeveloped land

Direction: West

Current Base Zoning: “R-20”, “L S”

Current Land Uses: Single-family residence, construction contractor facility and undeveloped land

Direction: South

Current Base Zoning: “R-20”, “R-6” and “C-2”

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: “C-2” and “R-20”

Current Land Uses: Parking lot and single-family residences

Overlay and Special District Information: All surrounding properties carry the "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation 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. 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.

The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Heuermann Road, Milsa Drive and Oak Drive

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 10 West

Existing Character: Freeway 250’-500’; two lanes in each direction with two-lane one-way access roads

Proposed Changes: None known

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

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

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

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 space per unit. Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The 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 zoning request is not consistent with the Future Land Use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

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's location in a compact area bound by an arterial thoroughfare to the west and an expressway to the east makes the area appropriate for more intense residential development.

3. Suitability as Presently Zoned:

The existing "R-6" and "R-20" base zoning districts may not be entirely appropriate for the subject property area. Although the area includes a number of large-lot residences, it is located between an arterial thoroughfare (Milsa Drive) and an expressway (IH-10), with substantial amounts of intense commercial zoning. The area is transitioning away from previous rural uses to more intense urban development. The property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

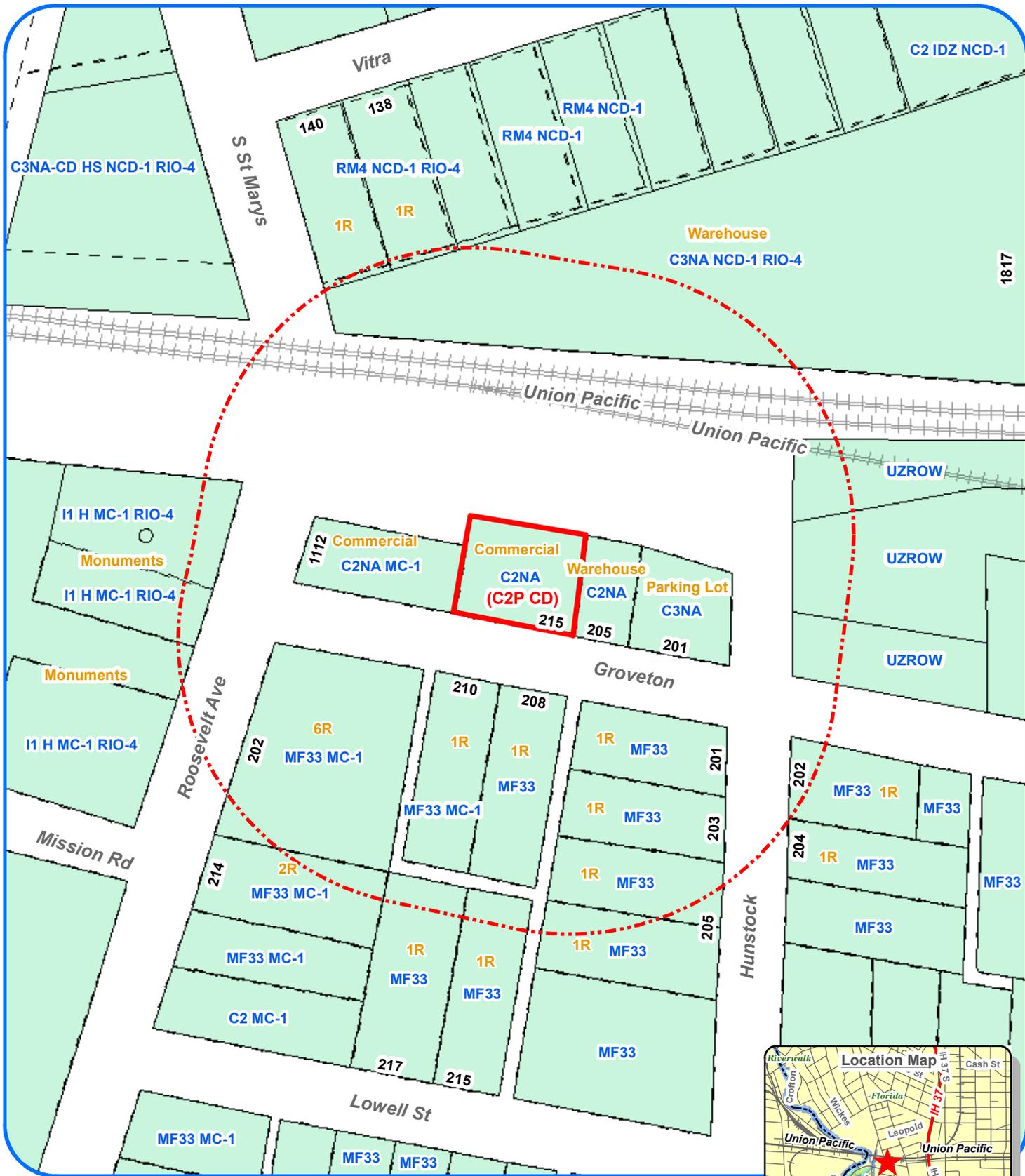
The property is also located within the Camp Bullis Military Sound Attenuation Overlay District, which will require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

6. Size of Tract:

The subject property is 12.203 acres in size, which reasonably accommodates the uses permitted in "MF-25" and the required parking.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.



Zoning Case Notification Plan

Case Z-2013-220 CD

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02987 - BLOCK 001 - LOT S 75.6 FT OF 4 & 5

Legend

- Subject Properties (0.075 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/26/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013220 CD
Hearing Date: December 3, 2013
Property Owner: Candid Rogers
Applicant: Candid Rogers
Representative: Candid Rogers
Location: 215 Groveton
Legal Description: The south 75.6 feet of Lots 4 & 5, Block 1, NCB 2987
Total Acreage: 0.075
City Council District: 5
Case Manager: Ernest Brown
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for an Office Warehouse.

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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association; Lavaca Neighborhood Association is located within 200 feet

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

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "D" Apartment District. In a 1991 City-initiated large-area case, the property was rezoned to "B-3NA" Non Alcohol Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3NA" General Commercial Nonalcoholic District. In a 2009 City-initiated large-area case, the property was rezoned to "C-2NA" Commercial Nonalcoholic Sales District. The property was developed in 2005 with the construction of a 960 square foot retail building. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: East, North and West

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

Current Land Uses: Vacant Commercial Structure, Railroad Right-of-Way, Warehouses and Parking

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single- and Multi-Family Residences

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

Properties located west of the subject property are located within the "MC-1" Roosevelt Avenue Metropolitan Corridor, which provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Roosevelt Avenue

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

Proposed Changes: None known

Thoroughfare: Groveton and Hunstock Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 34 and 42 which operate along St. Mary Street/Roosevelt Avenue, and the 36 operating along South Presa Street.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size. The rezoning application refers to a "wine importing business" which will consist of office, storage, and distribution. For zoning purposes, the use is considered an Office Warehouse.

Minimum Parking Requirement: 1 space per 2,000 square feet of gross floor area; Maximum Parking Allowance: 1 space per 200 square feet of gross floor area.

The requisite Conditional Use site plan shows 6 parking spaces on the abutting lot that will be shared between the two buildings. The property owner will be required to submit a Cooperative Parking Plan with the neighboring property.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "C-2P" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property area has long included a mix of industrial and residential uses, but is beginning to transition to lighter commercial and mixed use development.

3. Suitability as Presently Zoned:

The existing "C-2NA" zoning district is appropriate for the subject property, but is not consistent with the Lone Star Community Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.075 of an acre in size, which is sufficient to accommodate the proposed office warehouse. The size of the property will serve to limit the intensity of the proposed use.

7. Other Factors:

None.

Site Directory:

Owner:

Candid Rogers
218 Lavaca St.
San Antonio, TX 78210

Project Address:

215 Groveton St.
San Antonio, TX 78210

22013220 CD

Site Square Footage

Building Area: 920 sqft

Concrete (parking & walkways): 432 sqft

Landscape Buffer: 1,916 sqft

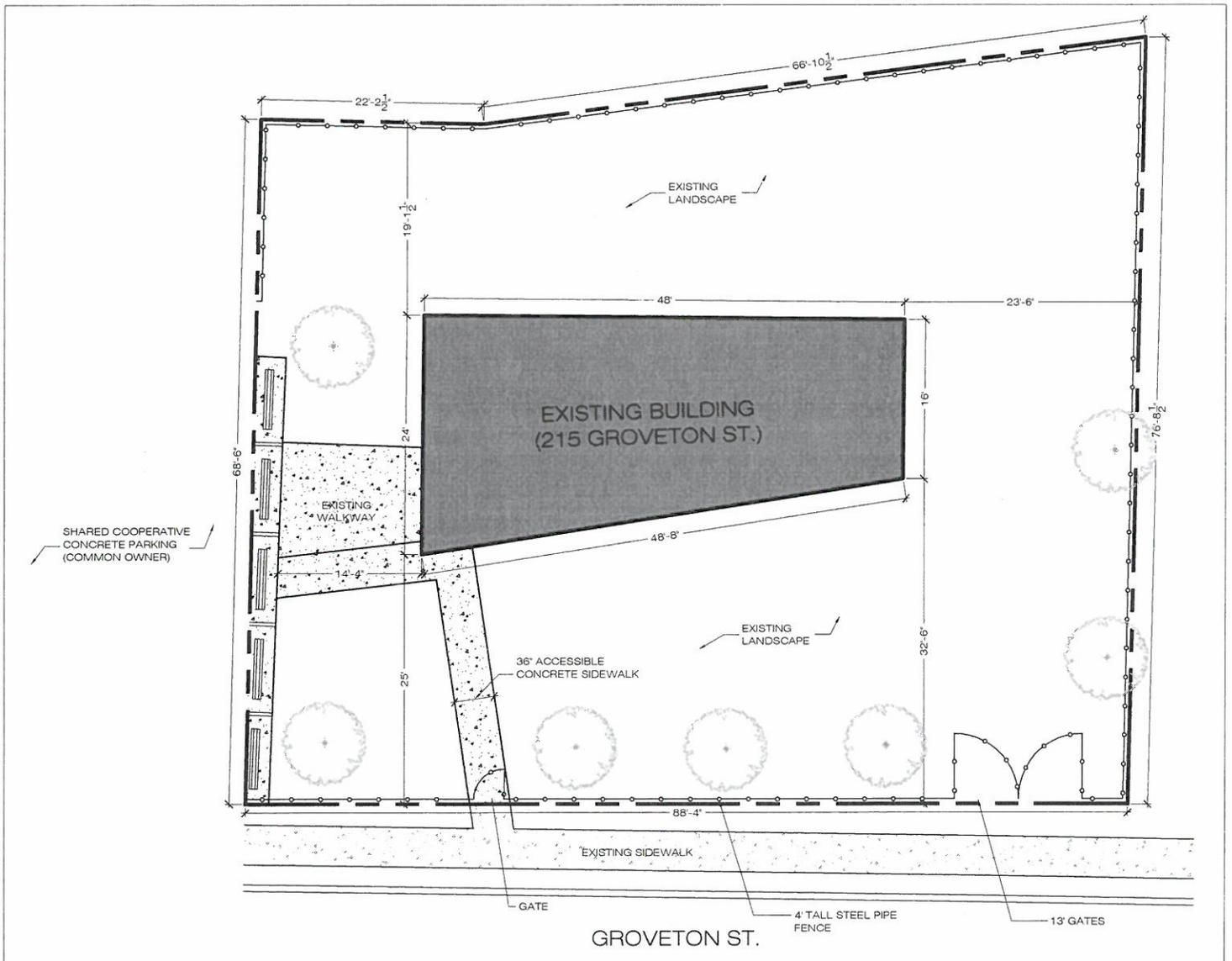
Total Site: 3,268 sqft

Parking - shared cooperative (common owner)

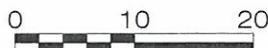
Parking Spaces: 5 (9x18')

Handicap Parking: 1

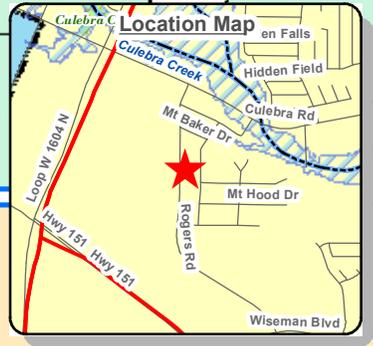
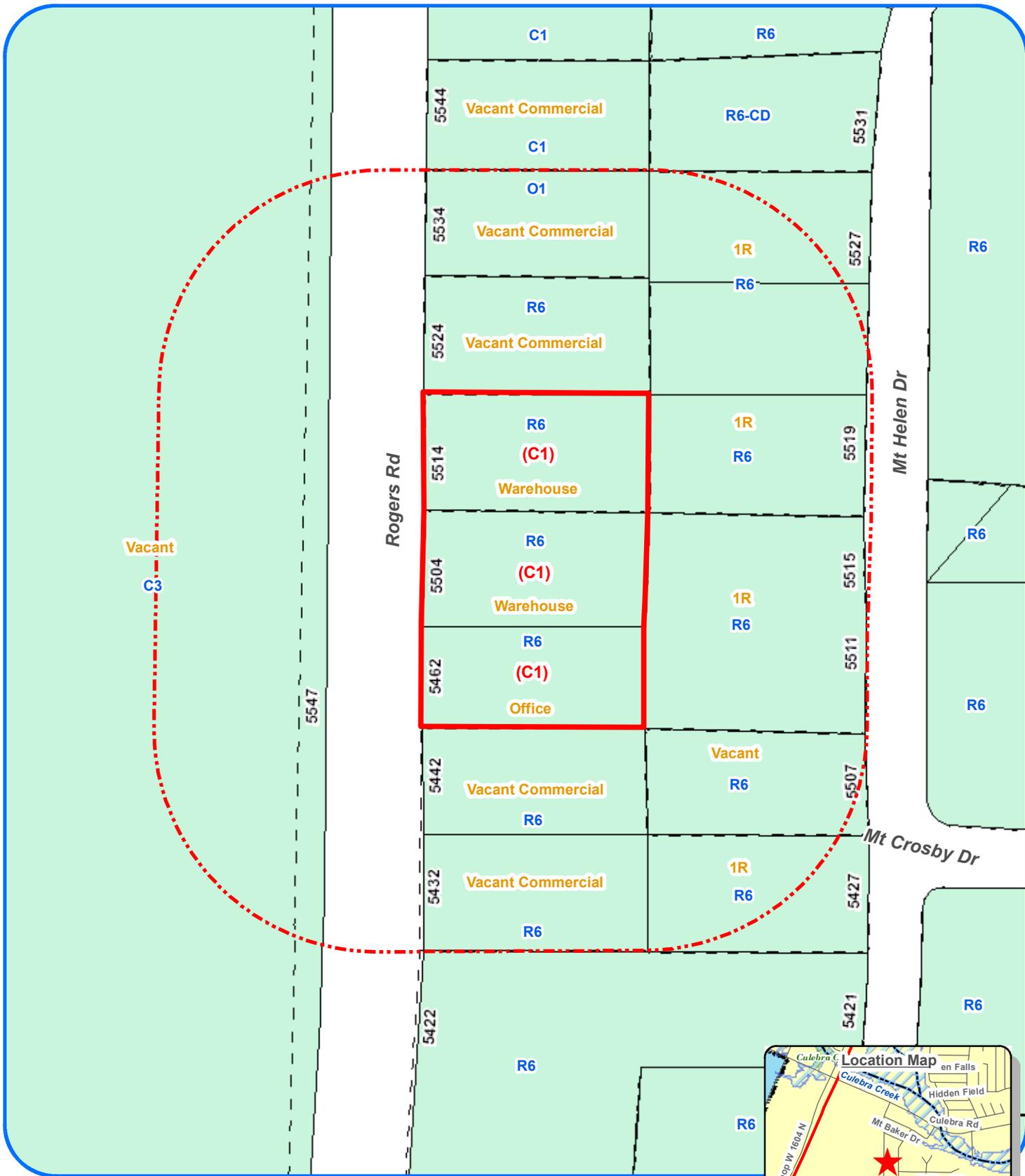
I, Candid Rogers, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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



1 SITE PLAN
Scale: 1/16" = 1'-0"



LEGAL DESCRIPTION (0.0750 acres)
Lot: S 75.6ft of 4 & 5 Block: 1 NCB: 2987



Zoning Case Notification Plan

Case Z-2014-026

Council District: 6
 School District: North Side I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 17637 - BLOCK 003 - LOT 11, 12, & 13

- Legend**
- Subject Properties (1.377 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/08/2013 - R. Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014026
Hearing Date: December 3, 2013
Property Owner: R. Road Real Estate Investments, LLC (by Jose Kaun Nader, Manager)
Applicant: Ceasar X. Romero
Representative: Ceasar X. Romero
Location: 5462, 5504 and 5514 Rogers Road
Legal Description: Lots 11, 12 & 13, Block 3, NCB 17637
Total Acreage: 1.3773
City Council District: 6
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-1" Light Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, 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: Mountain View Acres Neighborhood Coalition

Planning Team: 35 – West /Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1996 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In 1997, the subject property was zoned “R-1” Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property consists of three platted lots. The lots are developed with an office, two warehouses, two sheds and a detached carport for a total of 6,546 square feet of buildings that were constructed between 1980 and 1990.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant lots

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Vacant land

Direction: South and East

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences

Transportation

Thoroughfare: Rogers Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 660, which operates along Rogers Road with stops near the subject property.

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

Parking Information: Off-street vehicle parking requirements for a Fitness Center are a minimum of 1 space per 300 square feet of gross floor area and a maximum of 1 space per 200 square feet of gross floor area.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested "C-1" Light Commercial District is consistent with the adopted land use designation. The Rural Estate Tier allows a range of very low-density residential uses, as well as small-scale service and retail uses meant to serve large, rural residential areas.

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 and finds the requested zoning to be appropriate because of the subject property's location with frontage on an arterial thoroughfare.

3. Suitability as Presently Zoned:

The "R-6" base zoning district is not entirely appropriate for the subject property. This zoning district is not recommended under the Rural Estate Tier of the West/Southwest Sector Plan. The subject property currently contains warehousing and is better suited for small-scale office/commercial uses.

Additionally, single-family residential uses are not encouraged with access from arterial thoroughfares because of safety issues that arise from vehicles backing into traffic when leaving the residential property. The UDC includes provisions limiting such access for residential lots that are less than 1 acre in size. The subject property has existing ingress/egress to Rogers Road, and residential development would not be prohibited on the site; but the UDC discourages such development for new subdivisions.

4. Health, Safety and Welfare:

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

5. Public Policy:

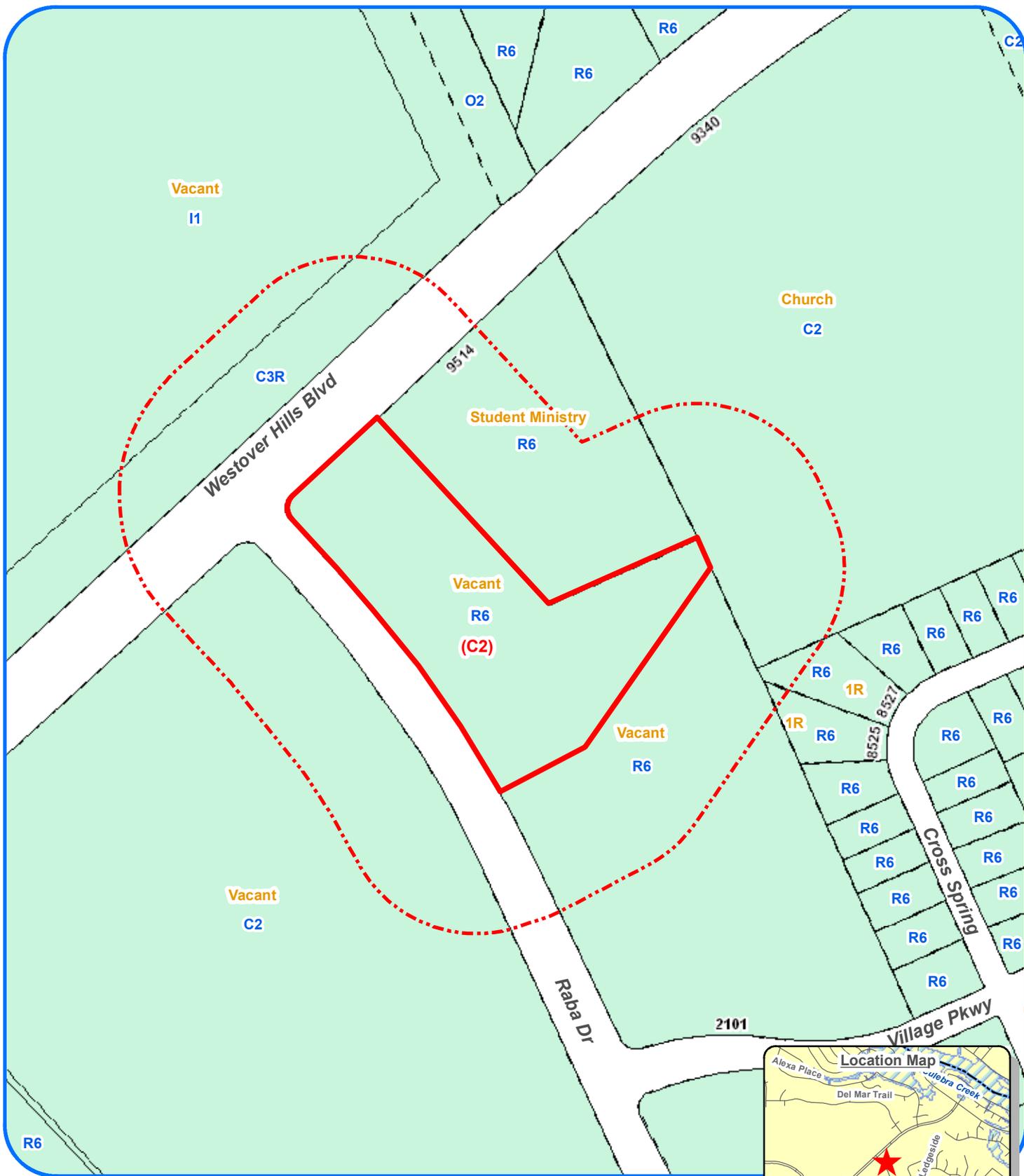
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 1.3773 acres in size, which is sufficient to accommodate light commercial development and required parking.

7. Other Factors:

The "C-1" district requires buildings be located near the front property line with parking behind the primary structure.

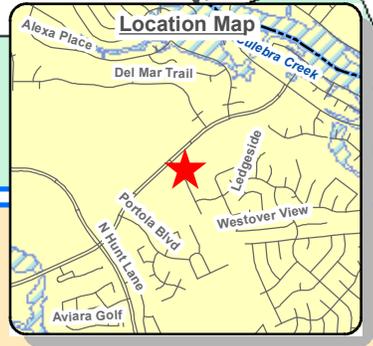


Zoning Case Notification Plan

Case Z-2014-027

Council District: 6
 School District: North Side I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 18820 - BLOCK 000 - LOT P-4

- Legend**
- Subject Properties ——— (3.270 Acres)
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/08/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014027

Hearing Date: December 3, 2013

Property Owner: Westover Hills Development Partners L.P. (by Charles Martin Wender, President)

Applicant: Charles Martin Wender, President

Representative: Charles Martin Wender, President

Location: A portion of the 9500 Block of Westover Hills Boulevard

Legal Description: 3.27 acres out of Parcel 4, NCB 18820

Total Acreage: 3.27

City Council District: 6

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "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 November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1994 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1995, the subject property was zoned "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The property is not platted and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: East

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

Current Land Uses: Church and Student Ministry

Direction: Southeast and South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences and Undeveloped Land

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Undeveloped Land

Direction: North

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

Current Land Uses: Undeveloped Land

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

Transportation

Thoroughfare: Westover Hills Boulevard

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

Proposed Changes: None known

Thoroughfare: Raba Drive

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

Proposed Changes: None known

Public Transit: There is no public transit near the subject property

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to proposed office and retail uses. 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 located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the adopted land use designation.

The General Urban Tier accommodates a wide range of residential densities and commercial uses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing residential zoning is not appropriate for the subject property. New residential development is not likely on the subject property due to the property's location on a major thoroughfare.

4. Health, Safety and Welfare:

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

5. Public Policy:

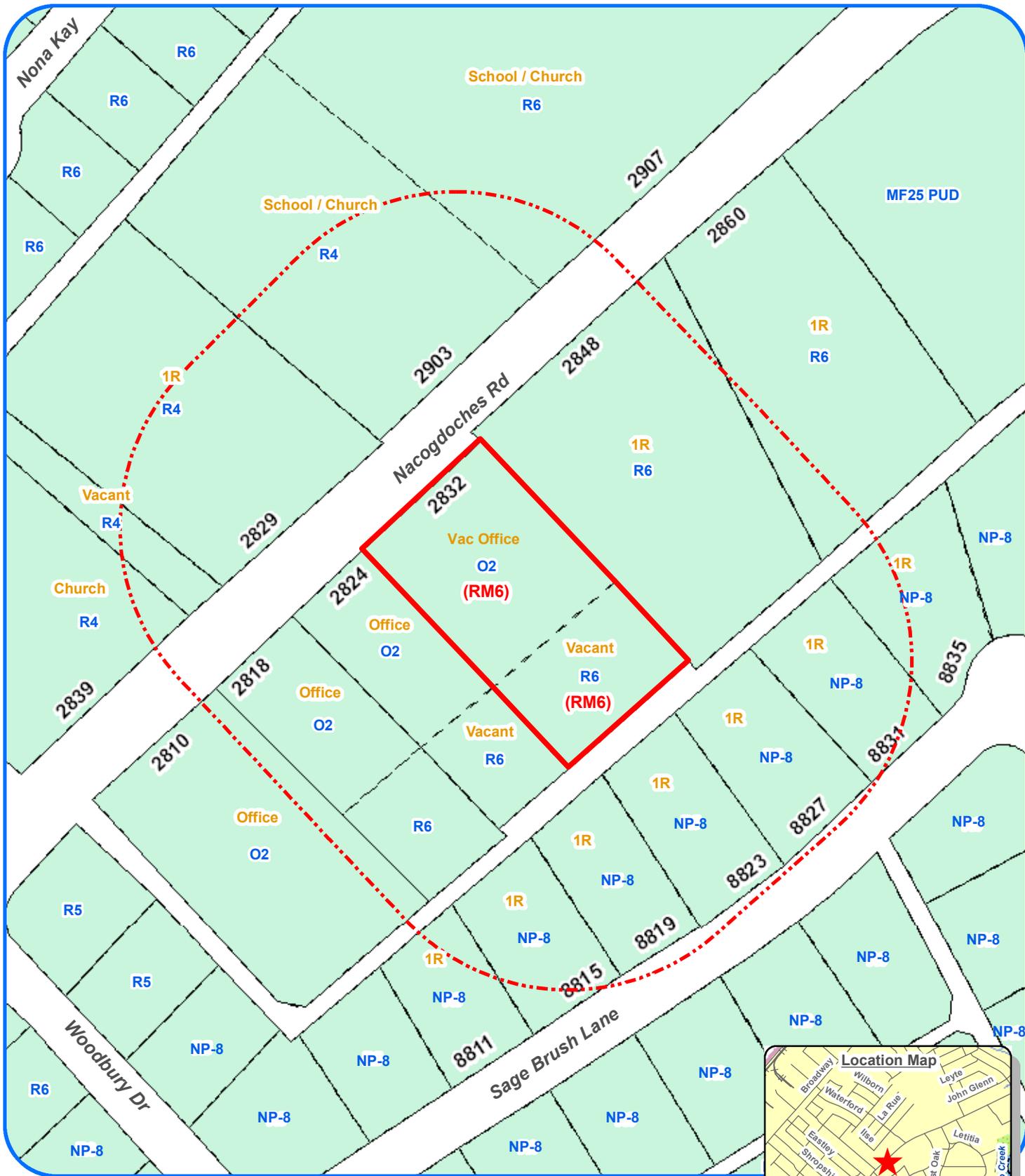
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 3.27 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-028

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 12639 - BLOCK 013 - LOT 021

- Legend**
- Subject Properties (0.882 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (11/08/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014028
Hearing Date: December 3, 2013
Property Owner: Ray Garza and Laura Salinas
Applicant: Ray Garza
Representative: Ray Garza
Location: 2832 Nacogdoches Road
Legal Description: Lot 21, Block 13, NCB 12639
Total Acreage: 0.882
City Council District: 10
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, 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: MacArthur Park Neighborhood Association

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

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The property was annexed in 1952 and was originally zoned “R-1” Single Family Residence District. In a 1990 case, a portion of the subject property was rezoned to “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6” Residential Single-Family District and “O-2” High-Rise Office District, respectively. The subject site is currently developed with a residential structure measuring 1,288 square feet. According to the Bexar County Appraisal District, the structure was built in 1949. The applicant has indicated that the purpose of the rezoning request is to utilize the existing property as a single-family residence with an accessory dwelling.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” and “R-6”

Current Land Uses: Single-Family Residence and a Church/School

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “O-2” and “R-6”

Current Land Uses: Offices

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

Transportation

Thoroughfare: Nacogdoches Road

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus line is the 10 line, which operates along Nacogdoches Road with multiple stops near the subject property.

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

Parking Information: Dwelling – 1 Family - Minimum Parking Requirement: 1 space per unit. Maximum Parking Requirement: N/A.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Mixed Use in the future land use component of the plan. The “RM-6” 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 majority of surrounding properties, save those to the west, are zoned for residential uses.

3. Suitability as Presently Zoned:

The existing “O-2” zoning is not appropriate for the subject property or the surrounding neighborhood. The high-rise office zoning was established by the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code, which resulted in overly intense zoning located near a residential neighborhood. Current zoning practices would not place intense high-rise office zoning in or near established residential neighborhoods.

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 existing “O-2” and “R-6” zoning districts are not consistent with the adopted “Mixed Use” land use designation.

6. Size of Tract:

The subject property measures 0.882 acres and appears to be of sufficient size to accommodate the proposed use and required parking.

7. Other Factors:

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. The Aviation Department does not object to the rezoning request; however, mitigation efforts for new construction should be considered to reduce noise levels due to the location of the property near the San Antonio International Airport.

Down-zoning of the subject property could impose buffer requirements on new development of the abutting “O-2” property; however, the abutting property is fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.



Zoning Case Notification Plan

Case Z2014-030

Council District: 1
 School District: San Antonio ISD
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3165 BLK 1 LOT 13

Legend

- Subject Properties ——— (0.1702 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (08/14/2013 - J. Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014030 CD
Hearing Date: December 3, 2013
Property Owner: Michael A. Rodriguez
Applicant: Michael A. Rodriguez
Representative: Michael A. Rodriguez
Location: 341 University
Legal Description: Lot 13, Block 1, NCB 3165
Total Acreage: 0.1702
City Council District: 1
Case Manager: Krystin Ramirez, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: None

Planning Team Members: 11 – Midtown Neighborhoods Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938, and was originally zoned under the 1938 zoning code. In a 1997 case, property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The existing residential structure measures approximately 952 square feet and was built in 1921.

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, East and South

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: None

Current Land Uses: Railroad Right-of-Way and Interstate Highway 10

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

Transportation

Thoroughfare: Interstate Highway 10

Existing Character: Freeway; split-level with five total lanes in each direction and two-lane one-way access roads.

Proposed Changes: None known

Thoroughfare: University, Kensington Avenue and Cincinnati Avenue

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

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the immediate vicinity of the subject property. The nearest VIA bus lines operate along Fredericksburg Road, east of the subject property.

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

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

The requisite Conditional Use site plan shows 4 parking spaces, meeting the minimum parking requirement.

Staff Analysis and Recommendation: Approval with conditions.

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

1. Consistency:

The subject property is located within the Midtown Neighborhoods Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's location at the periphery of the neighborhood and in close proximity to an interstate and railroad right-of-way.

3. Suitability as Presently Zoned:

The "R-6" base zoning district is appropriate for the subject property; however establishment of a new residential use may be unlikely due to the property's location near IH-10.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1702 acres in size, which should reasonably accommodate the proposed conditional use. The size of the property and adherence to the site plan will serve to limit the scale and intensity of the proposed office use.

7. Other Factors:

Per Section 35-422(e)(3), the following conditions shall apply to the operation of a nonresidential conditional use within any residential district, unless otherwise approved by the city council:

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

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

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

In addition, conversion of a residential structure into a commercial use may impose additional city code requirements including but not limited to the building code, electric code and/or fire code.

Address: ~~341 University~~
 341 University
 Lot 13
 Block 1
 NCB 3165

(FD 678)

- xxx = chain link fence
- = wrought iron fence
- +++ = wood fence

Subject property = 0.17 Acres

Existing Use = Single family low density residential
 Rezone for Conditional office use

(A) = Existing Structure

(B) = Parking

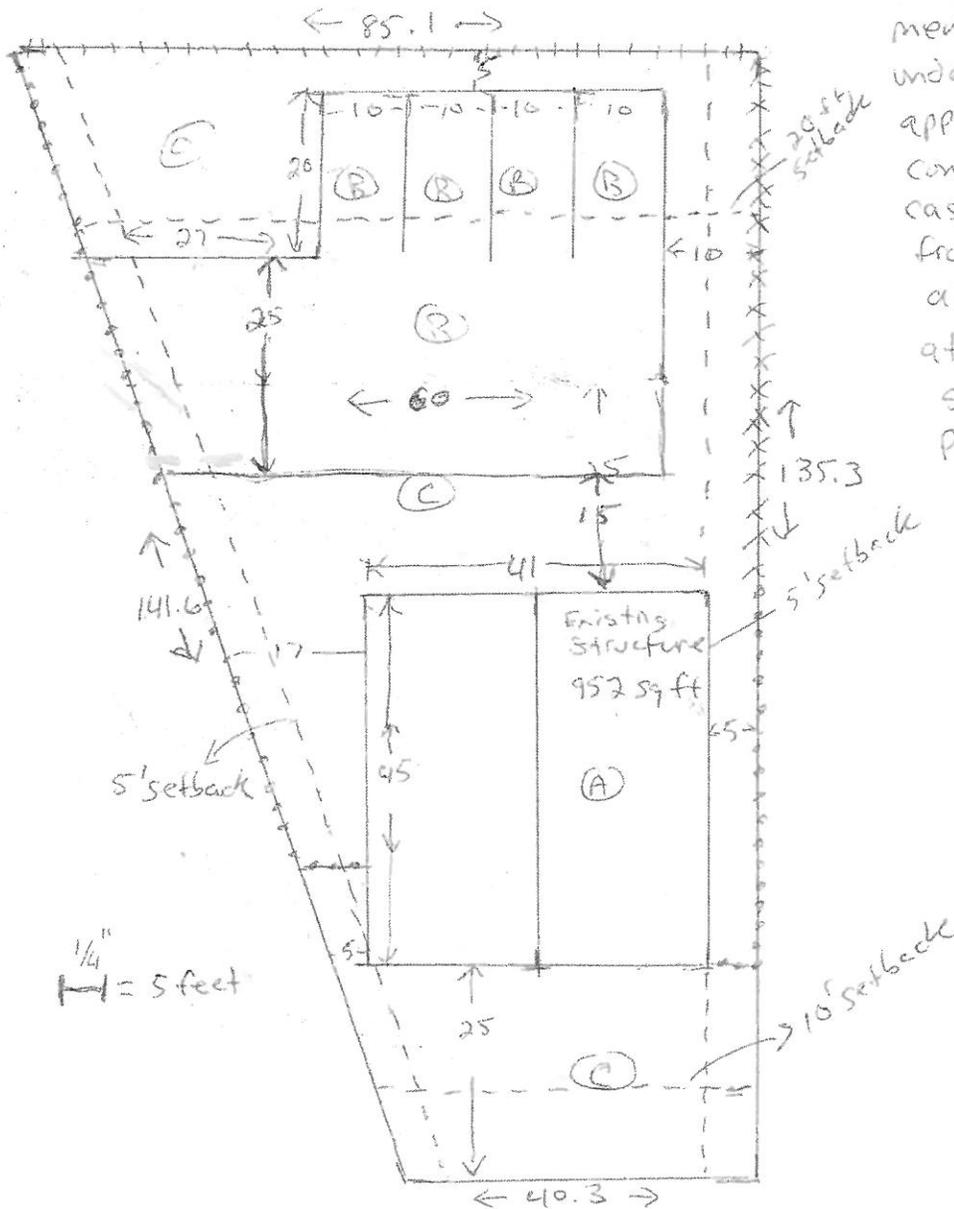
(C) = Landscaping

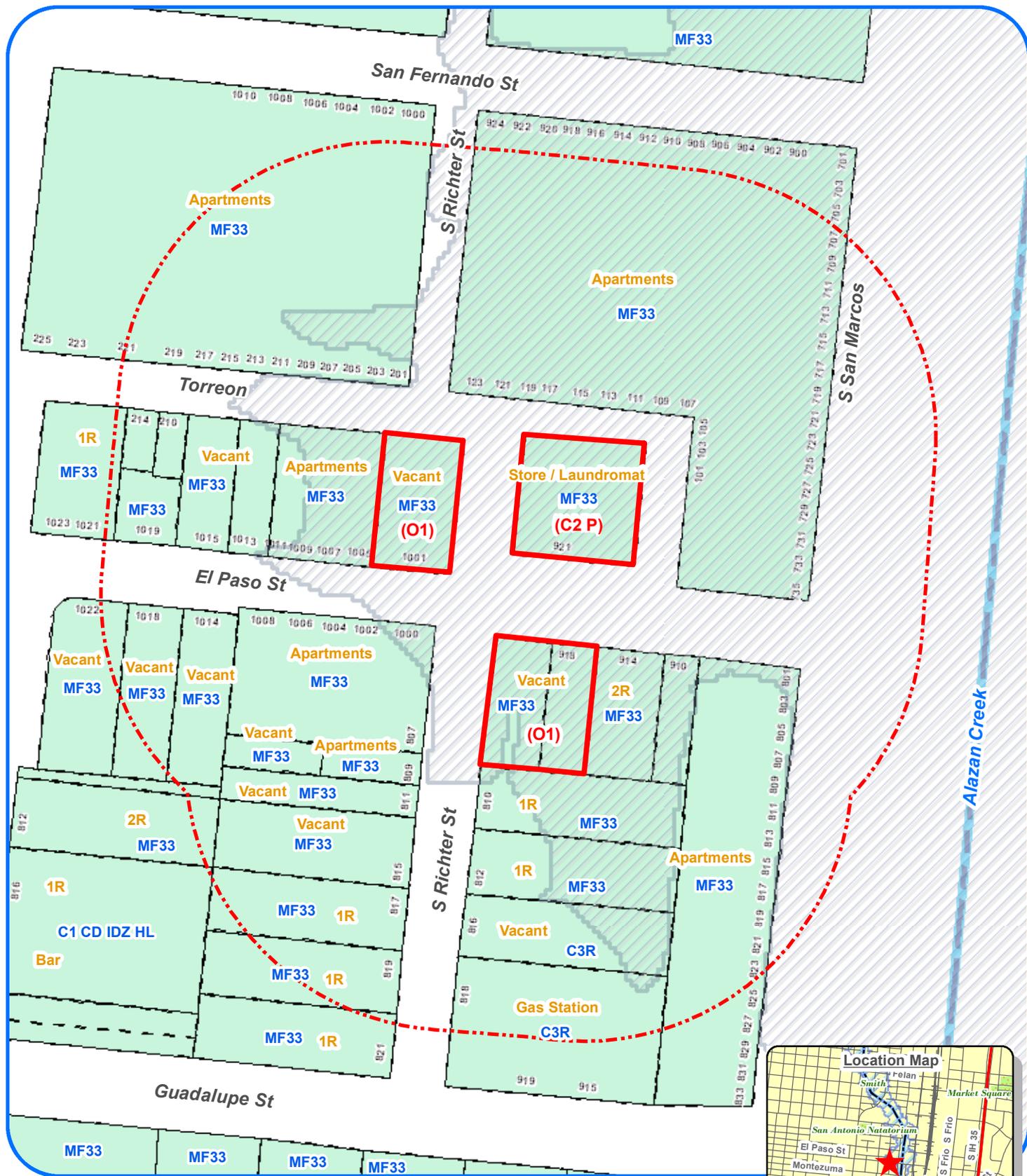
Impervious use = ~~3652~~ 3252 sq ft

Date: 11/20/13

signature: *[Signature]*

"I Michael Rodriguez 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 United States Development code. Additionally I understand that City Council approval of a site plan in conjunction with a rezoning case does not release me from adherence to any/all city adopted codes at the time of plan submitted for building permits."





Zoning Case Notification Plan

Case Z-2014-031

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02414 - BLK 08 - LOT 1 & 2; NCB 02415 - BLK 07 - Lot 1; NCB 02441 - BLK 01 - Lot W 35 FT of B, Lot A

Legend

- Subject Properties (0.440 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
 (11/12/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014031

Hearing Date: December 3, 2013

Property Owner: Anh Tuan Tran, Trustee of the Tran Revocable Living Trust (By Power of Attorney, Van T. Tran)

Applicant: Van T. Tran

Representative: Van T. Tran

Location: 918, 922, 921 and 1001 El Paso Street

Legal Description: Lots 1 & 2, Block 8, NCB 2414; Lot 1, Block 7, NCB 2415; Lot A and the West 35 feet of Lot B, Block 1, NCB 2441

Total Acreage: 0.4403

City Council District: 5

Case Manager: Krystin Ramirez, Planning Technician

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

Proposed Zoning Change

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

Requested Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 1 & 2, Block 8, NCB 2414 and "O-1 AHOD" Office Airport Hazard Overlay District on Lot 1, Block 7, NCB 2415; Lot A and the West 35 feet of Lot B, Block 1, NCB 2441

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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association

Planning Team: 21 – Guadalupe/Westside Community Plan

Applicable Agencies: None

Property Details

Property History: The subject properties are located within the city limits as established in 1938 and were originally zoned "A" Single Family Residence District and "J" Commercial District. In a 1992 case, the properties were rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. Three of the subject properties are vacant and 921 El Paso contains a restaurant and community market, which was constructed in 1932.

Topography: The properties are located within the 100-year floodplain, as shown on the most recent DFIRM maps. Any required mitigation efforts will be determined at the plan review and permitting stage of development.

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "MF-33"

Current Land Uses: Apartments, vacant lots, single-family residences and duplexes

Direction: South (along Guadalupe Street)

Current Base Zoning: "C-3R"

Current Land Uses: Vacant lot and gas station

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: El Paso Street, Richter Street and Torreon

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

Proposed Changes: None known

Public Transit: VIA bus lines 68 and 268 operate along Guadalupe Street, south of the subject properties.

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The rezoning application refers to a proposed restaurant and noncommercial parking lots. There are no minimum parking requirements for noncommercial parking lots.

Food-Restaurant or cafeteria: Minimum Parking Requirement: 1 space per 100 square foot GFA Maximum Parking Requirement: 1 space per 40 square foot 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 properties are located within the Guadalupe/Westside Community Plan and are currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "C-2P" and "O-1" base zoning districts are consistent with the adopted land use designation. Low Density Mixed Use encourages low intensity residential and commercial uses.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Most surrounding properties are developed as multi-family uses. The subject property has been used as a convenience store and deli for many years, serving the surrounding neighborhood.

3. Suitability as Presently Zoned:

The "MF-33" base zoning district may be appropriate for the subject property, given the surrounding pattern of zoning and development. However, the property at 921 El Paso has long been developed as a commercial use. The "C-2P" zoning district is meant to accommodate commercial uses that serve the immediate neighborhood, creating a pedestrian friendly community. The requested "O-1" districts will allow proposed parking for the business.

4. Health, Safety and Welfare:

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

5. Public Policy:

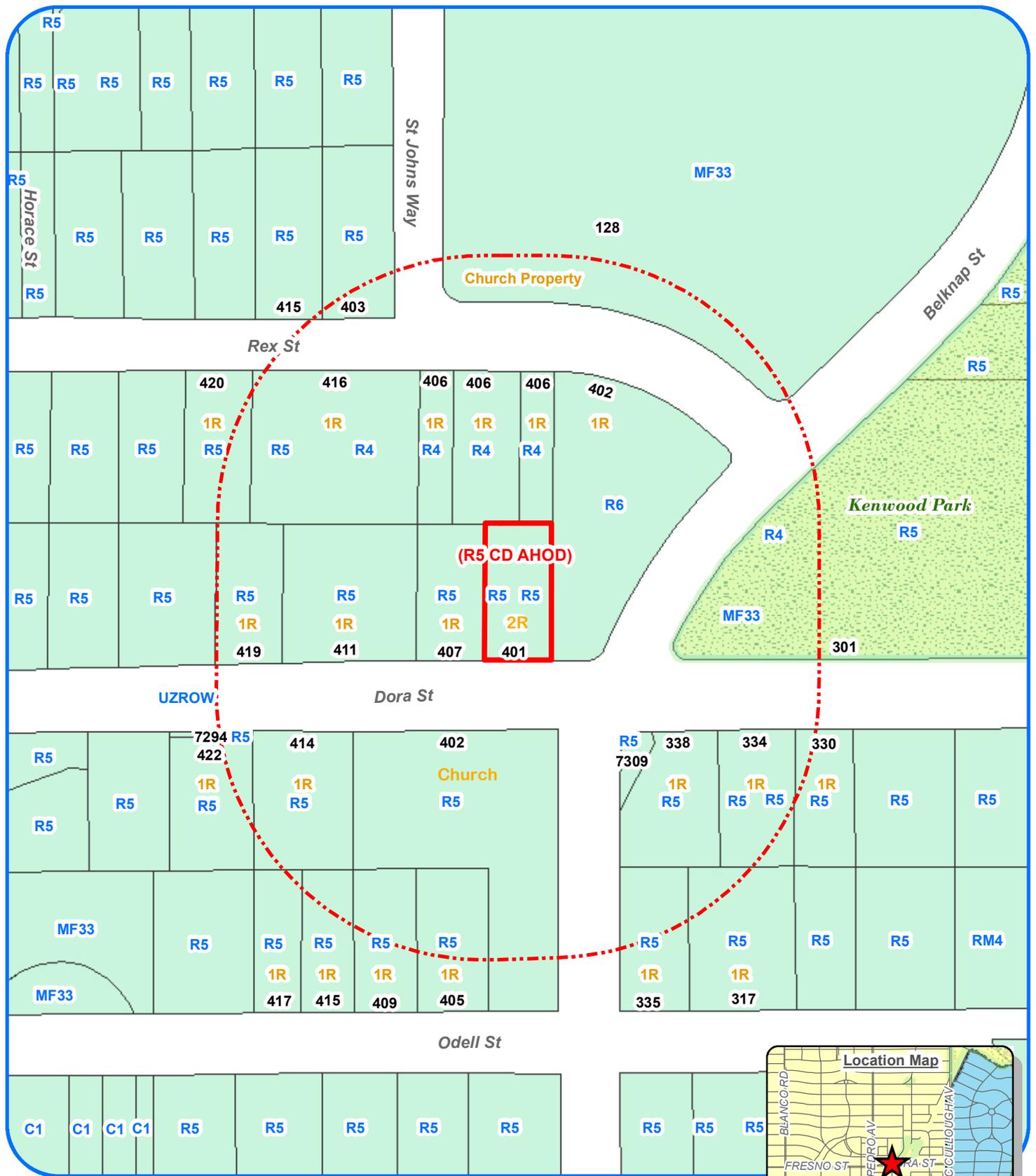
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject properties total 0.4403 acres in size, which should reasonably accommodate the uses permitted in "C-2P" and "O-1".

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-032 CD

Council District: 1
 School District: San Antonio ISD
 Scale: 1" approx. = 100 Feet

Legend

- Subject Properties ——— (0.1148 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (08/14/2013 - J. Ramirez)

Subject Property Legal Description(s): NCB 7293 BLK 6 LOT 26 & 27

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 #: Z2014032 CD

Hearing Date: December 3, 2013

Property Owner: Flower Holdings, SLLC-Series B (by Gary Black, Member and Managing Agent)

Applicant: Robert Perez

Representative: Robert Perez

Location: 401 Dora Street

Legal Description: Lots 26 and 27, Block 6, NCB 7293

Total Acreage: 0.1148

City Council District: 1

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case is being expedited to City Council for consideration on December 5, 2013.

Proposed Zoning Change

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

Requested Zoning: "R-5 CD AHOD" Residential Single-Family District with a Conditional Use for Two Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Central Community Plan - 46

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in May of 1940 and was originally zoned “B” Residence District. In a 1975 City-initiated large-area case, the property was rezoned to “R-5” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Residential Single-Family District. There is an existing residential structure on the subject property that measures approximately 988 square feet and was constructed in 1940. The property consists of two platted lots.

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

Adjacent Zoning and Land Uses

Direction: North, West, South, and East

Current Base Zoning: “R-4” and “R-5”

Current Land Uses: Single-Family Dwellings and a Church

Direction: North across Rex Street and East across Belknap Street

Current Base Zoning: “MF-33”

Current Land Uses: Church and Public Park

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

Transportation

Thoroughfare: Dora Street

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

Proposed Changes: None known

Thoroughfare: Belknap Street and Rex Street

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

Proposed Changes: None known

Public Transit: The closest VIA bus lines are numbers 3 and 4 which operate along San Pedro Avenue, west of the subject property.

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

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

Dwelling – 2 Family - Minimum Parking Requirement: 1 space per unit. Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Central Neighborhoods Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The “R-5” base zoning district is consistent with the adopted land use designation.

Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. However, the surrounding residential neighborhood is solidly single-family; and approval of the zoning change request would allow a slight increase in density within the neighborhood. Increased density is most appropriate along higher-order streets at the periphery of established neighborhoods, which is consistent with the subject property’s location.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District is appropriate for the subject property and surrounding area. The zoning request does not include a change to the base zoning district and single-family residential uses will continue to be permitted on the property.

The property appears to have been constructed as a two-family dwelling or was converted many years ago. However, the units have been vacant for more than 12 months, so the two-family dwelling is not eligible for registration as a Legal Nonconforming Use.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The structure on the subject property has been vacant for a number of years. Recently, significant improvements have been made to the structure. Approval of the rezoning request will allow viable use of the long-vacant structure.

5. Public Policy:

The request does not appear to conflict with any public policy objective. GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance. Objective 3.1: Promote the maintenance of existing properties.

6. Size of Tract:

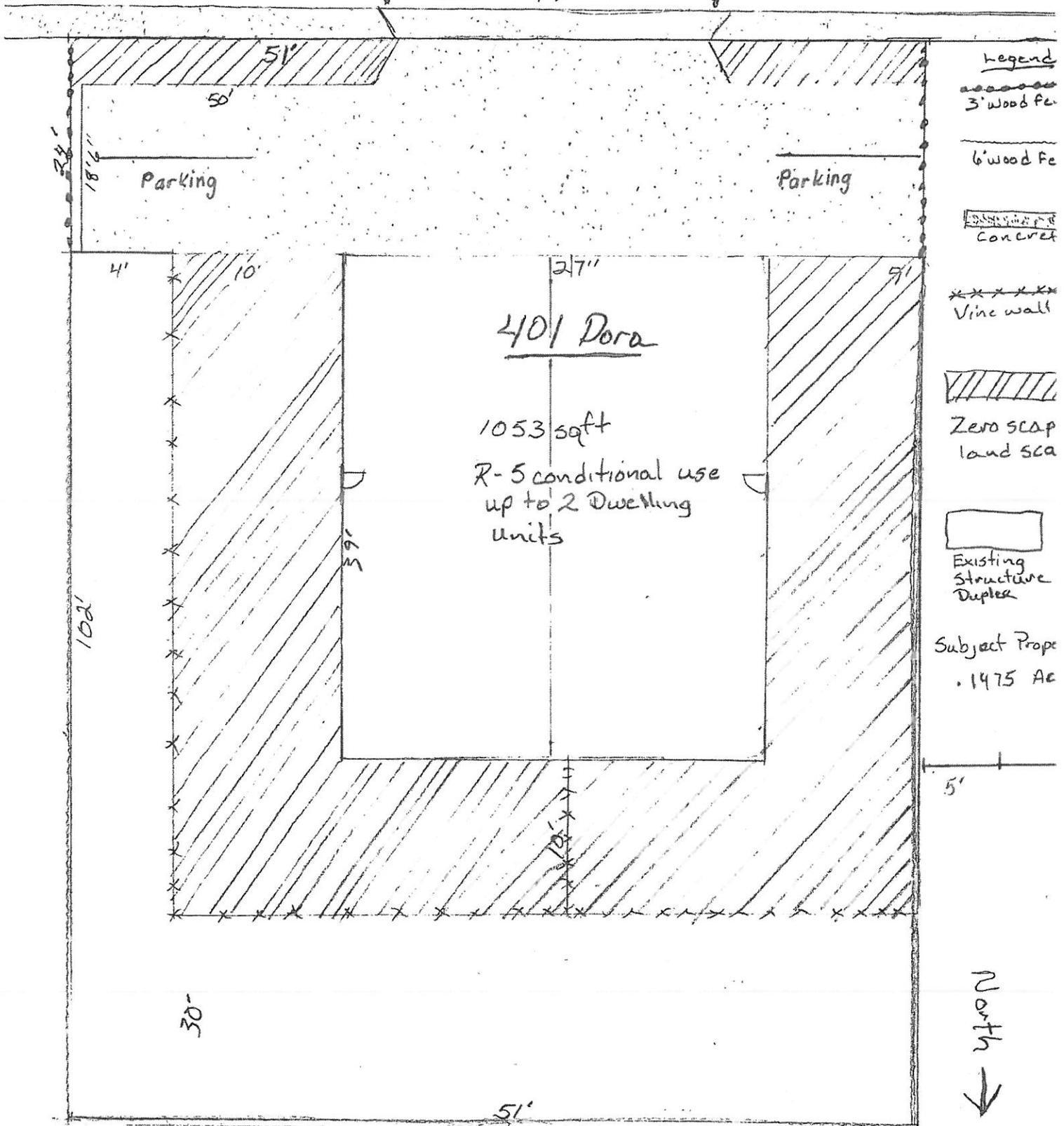
The subject site is 0.1148 acres in size, which should reasonably accommodate the proposed two dwelling units and required parking. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

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

Dora St

Z2014032 CD



Legend

3' Wood Fe

6' Wood Fe

Concrete

Vine wall

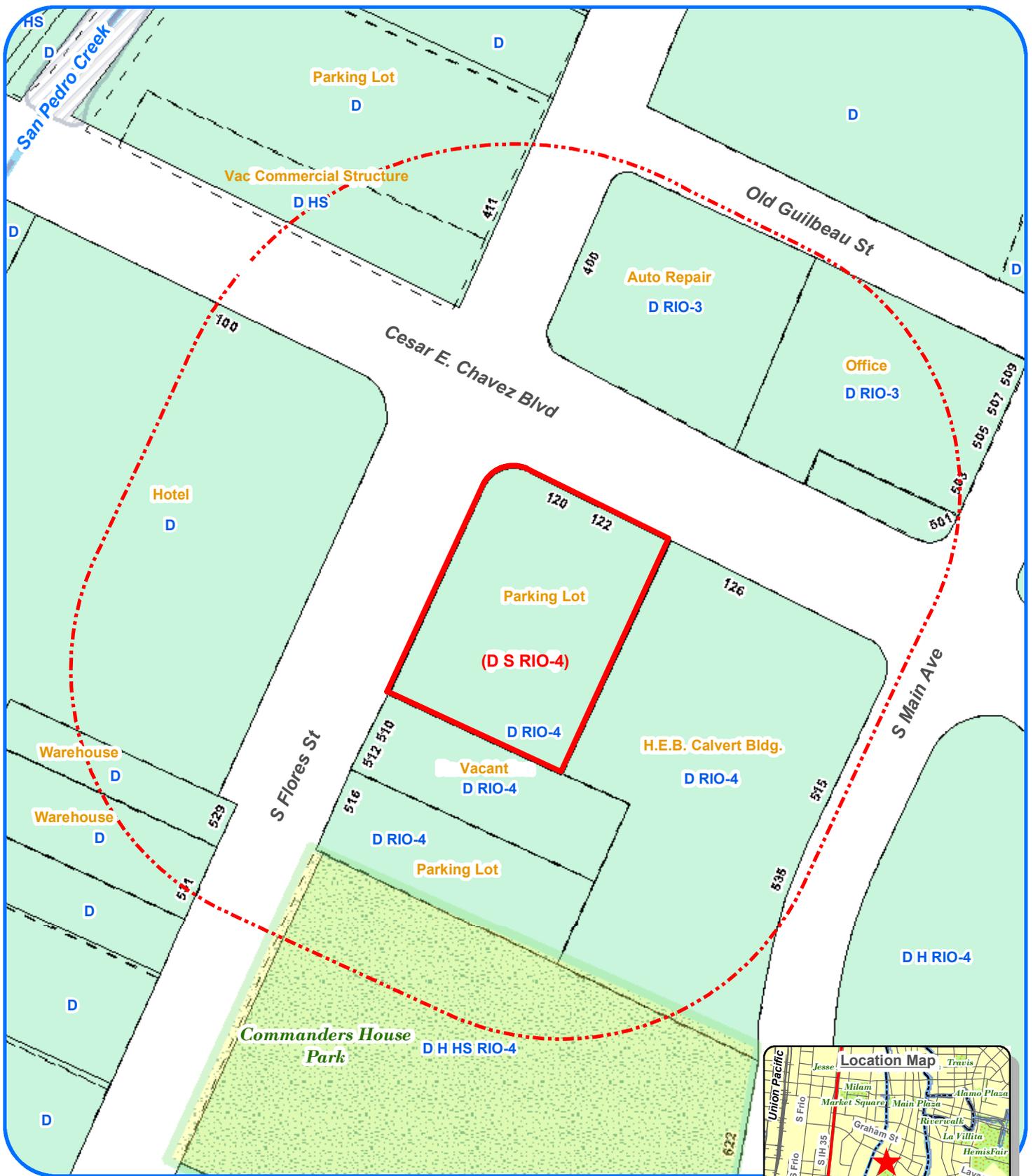
Zero scap land sca

Existing Structure Duplex

Subject Prop
.1475 Ac

North
↓

"I, **Gary Black**, 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-2014-033 S

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.633 acres out of Lot 3, Blk 3, NCB 00929

Legend

- Subject Properties (Red outline) (0.633 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
 (11/12/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014033 S

Hearing Date: December 3, 2013

Property Owner: H.E. Butt Grocery Company (By Todd Piland, Executive Vice President)

Applicant: HEB Grocery Company, LP (Todd Piland, Executive Vice President)

Representative: Golden Steves Cohen & Gordon, LP (Trey Jacobson)

Location: A portion of the 100 Block of Cesar Chavez Boulevard and a portion of the 500 Block of South Flores Street

Legal Description: 0.633 acres out of Lot 3, Block 3, NCB 929

Total Acreage: 0.633

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for consideration on December 5, 2013.

Proposed Zoning Change

Current Zoning: "D RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District

Requested Zoning: "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: King William Association; Downtown Residents Association is located within 200 feet

Planning Team: Downtown Neighborhood Plan

Applicable Agencies: City of San Antonio Parks and Recreation Department and the Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 City-initiated large-area case, the subject property was rezoned to “B-4” Central Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “D” Downtown District. The subject property consists of a portion of a platted lot that is currently utilized as a parking lot.

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

Adjacent Zoning and Land Uses

Direction: North, East, South and West

Current Base Zoning: “D”

Current Land Uses: Vacant Commercial Structure and Parking, Auto Repair, Offices, Vacant Land, Parking Lot, The Commanders House Park, and a Hotel

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

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

Transportation

Thoroughfare: East Cesar Chavez Boulevard

Existing Character: Primary Arterial Type B Street; 2 lanes in each direction with a center median

Proposed Changes: None known

Thoroughfare: South Flores Street

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

Proposed Changes: None known

Thoroughfare: South Main Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 20, 43, 44, 51, 54, 62, 67, 79, 243, 251, 275 and 277 lines, which operate along South Flores Street and Cesar Chavez Boulevard.

Traffic Impact: Per Unified Development Code: 35-502 (b)(1)B *Traffic Generation Reports*, neither a traffic impact analysis nor a peak hour trip generation form is required as a result of a change in zoning district boundaries for developments located in the “D” Downtown zoning district. Section 35-502 (h) (a) allows for exemptions to the requirements for a Traffic Impact Analysis including applications for development approval within the “D” Downtown District. In determining this exemption, the city finds and determines that certain factors, such as interconnected street systems, mixed uses, and the availability of pedestrian facilities, can result in fewer trips than isolated, low-density subdivisions. Certain development patterns produce fewer trips and shorter trips than developments subject to conventional zoning or located on the fringe of the metropolitan area. The city finds that traffic patterns and infrastructure within its urban core are established, and that there is a strong public policy to encourage reinvestment in the city's downtown areas, to encourage infill development and that there is little opportunity to expand transportation capacity in many infill areas without destroying the city's historic built environment.

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

Service - Gasoline Filling Station – w/o repair service or car wash - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 375 square feet of GFA.

The “D” Downtown 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 Downtown Neighborhood Plan and is identified as Mixed Use in the Future Land Use component of the Plan. The requested “D” zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “D” district that is consistent with the Downtown Neighborhood Plan. The proposed zoning request is not likely to adversely impact neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning.

3. Suitability as Presently Zoned:

The existing “D” zoning district is suitable for the subject property. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and maintain the unique character of the center.

4. Health, Safety and Welfare:

Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:

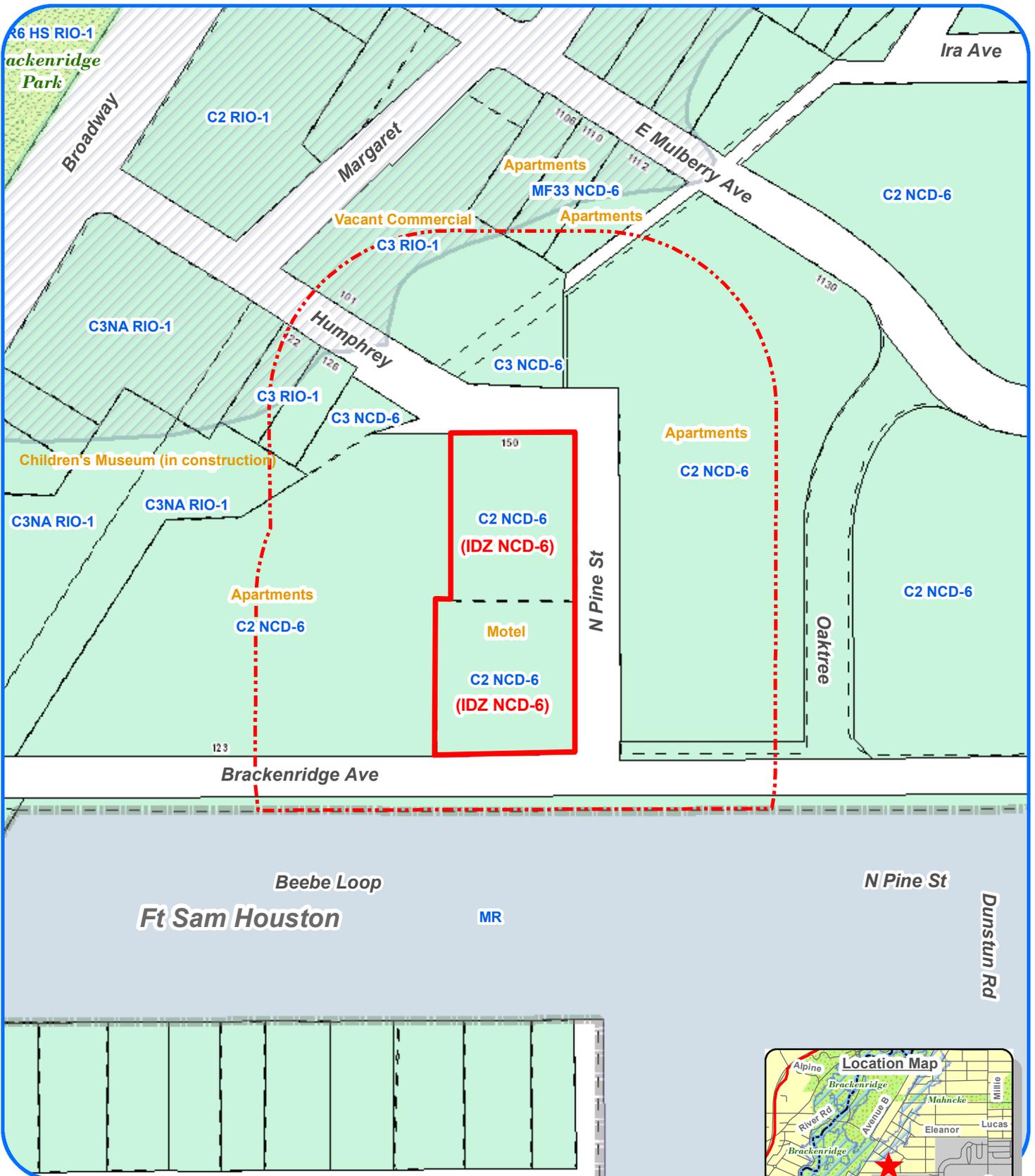
The request does not appear to conflict with any public policy objective. The request is consistent with the Downtown Neighborhood Plan.

6. Size of Tract:

The subject property is 0.633 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

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

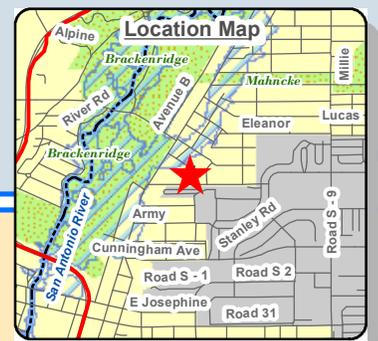


Zoning Case Notification Plan

Case Z-2014-034

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 01067 - BLOCK 014 & 015 - LOT E 150 FT OF 15 & E 135FT OF BLK 14

Legend	
Subject Properties	(1.099 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
 (11/12/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014034

Hearing Date: December 3, 2013

Property Owner: Everest Lodging LLC (By Kit Shura, Manager)

Applicant: David Weekly Homes (By Gary Runner, Division President)

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

Location: 150 Humphrey and a portion of the 100 Block of Brackenridge Avenue

Legal Description: The East 135 feet of Lot 14, Block 14 and the East 150 feet of Lot 15, Block 15, NCB 1067

Total Acreage: 1.099

City Council District: 2

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 NCD-6 AHOD" Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with single-family residential uses not to exceed 24 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Planning Team: Mahncke Park Neighborhood Plan (21)

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 "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property is currently developed as a hotel that was built in 1939 and expanded in 1960. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: East, North and West

Current Base Zoning: "C-2", "C-3NA", "MF-33" and "C-2"

Current Land Uses: Apartments, Museum (under construction)

Direction: South

Current Base Zoning: "MR"

Current Land Uses: Fort Sam Houston

Overlay and Special District Information: The Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. Reviewed by Development Services zoning section.

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

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: Brackenridge Avenue, North Pine Street and Humphrey

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis is not required. IDZ zoning is exempt from TIA requirements.

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

Dwelling – 1 Family - Minimum Parking Requirement: 1 space per unit; Maximum Parking Requirement: N/A.

The "IDZ" Infill Development Zone District eliminates off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Mahncke Park Neighborhood Plan and is designated as Mixed Used in the future land use component of the plan. The Mixed Use land use designation provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment. The requested "IDZ" base district and the proposed residential density are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. 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 existing "C-2" zoning is not consistent with the adopted land use designation and may not be entirely appropriate for the subject property or the surrounding neighborhood. The "C-2" district allows a wide range of retail, office, and service uses that typically generate increased levels of traffic, noise, and lighting. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

The proposed residential development is appropriate for the area. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.099 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

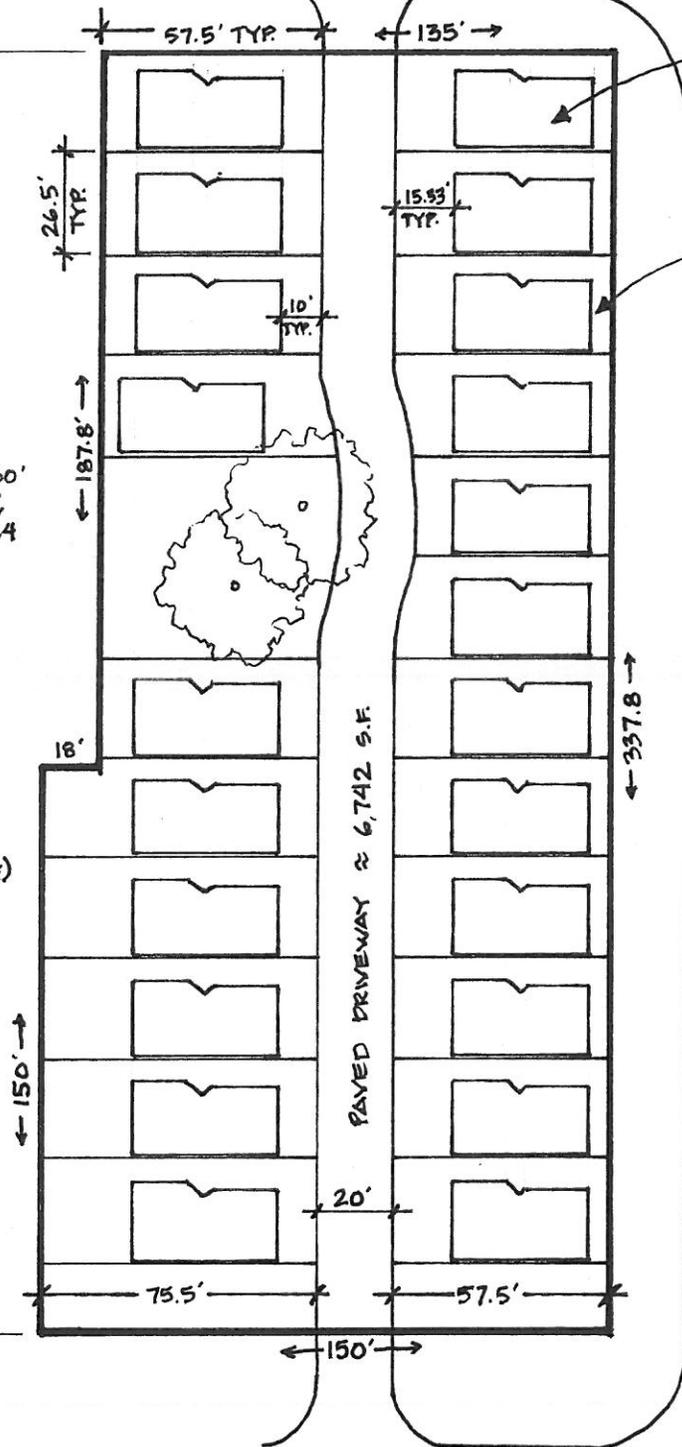
7. Other Factors:

The subject property is located within the "NCD-6" Mahncke Park Neighborhood Conservation District. Compliance with the "NCD-6" design regulations is required for new construction, and will be reviewed for at the plan review/building permit phase.

HUMPHREY AVE. (55.6' R.O.W.)

22014084

- PROPERTY ACREAGE: 1.094 (PER DEED)
- CURRENT ZONING: C-2 NCD-6 AHOD
- PROPOSED ZONING: IDZ NCD-6 AHOD
- LEGAL DESCRIPTION: NCB 1067, BLK 15, E. 150' OF LOT 15 & NCB 1067, BLK 14, E. 135' OF LOT 14
- PROPOSED USE: DETACHED SINGLE-FAMILY DWELLING
- DENSITY: UP TO 24 UNITS/ACRE
- IMPERVIOUS COVER: APPROX. 42,889 S.F. (UP TO 90% OF 47,634 S.F.)
- PARKING: 2-CAR GARAGE IN EACH UNIT



TYP. UNIT:
18' x 40'
3 STORIES (INCLUDING GARAGE)
APPROX. 1,500 - 1,900 S.F. EA.

TYP. LOT SIZE:
APPROX. 1,524 S.F.
(MIN. 1,250 PER UDC)
BOTH PAVED AND UNPAVED
AREAS ON EACH LOT

N. FINE ST. (55.6' R.O.W.)

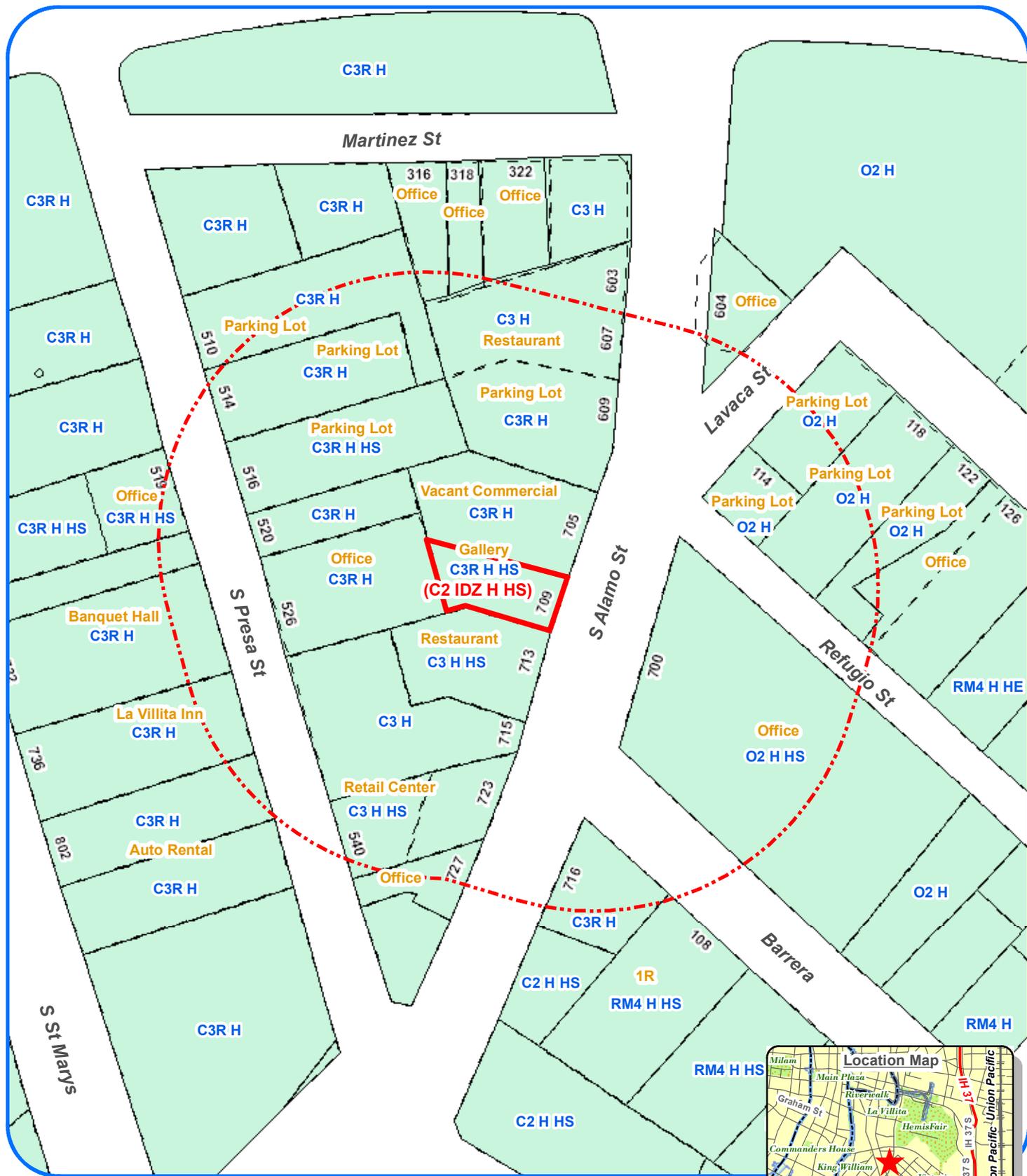
I, Everest Lodging, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a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

BRACKENRIDGE AVE. (80' R.O.W.)

PROPOSED REZONING SITE PLAN

SCALE: 1" = 50'





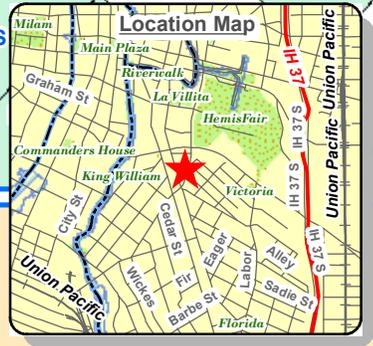
Zoning Case Notification Plan

Case Z-2014-035

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00903 - BLOCK 000 - LOT A47 & S 12 FT OF A44

Legend

- Subject Properties (0.086 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
 (11/12/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014035
Hearing Date: December 3, 2013
Property Owner: National Trust for Historic Preservation (by Jane Lewis, Director)
Applicant: Rene Fernandez
Representative: Russell D. Felan
Location: 709 South Alamo Street
Legal Description: Lot A-47 and the South 12 feet of Lot A-44, NCB 903
Total Acreage: 0.0867
City Council District: 6
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "C-3R H HS AHOD" Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ H HS AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic 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 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Planning Team: 12 – Lavaca Neighborhood Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 case, the property was rezoned to “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District. The property was developed in 1945 with the construction of a 1,748-square foot retail building. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North, West and South

Current Base Zoning: “C-3R” and “C-3”

Current Land Uses: Vacant Commercial Structures, Parking, Restaurants, Offices, Banquet Hall, Hotel, Auto Rental and a Retail Center

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Offices and Parking

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

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The subject property and a number of surrounding properties carry the “HS” Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

Transportation

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial Type B; One lane in each direction with bike lanes, on-street parking lanes and sidewalks

Proposed Changes: None known

Thoroughfare: Barrera, Refugio Street and South Presa Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 32, 36, and 232, which operate along South Alamo Street, with a bus stop immediately adjacent to the subject property.

Traffic Impact: The Infill Development Zoning District (IDZ) is exempt from the Traffic Impact Analysis (TIA) requirements.

Parking Information: The rezoning application refers to a proposed restaurant use, which requires a minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA) and a maximum of 1 space per 40 square feet of GFA.

The “IDZ” district waives off-street vehicle parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located in an area with a mix of commercial and residential uses, with significant access to public transportation.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The “C-3” commercial district is meant to accommodate regional land uses that are not suitable for the subject property. The existing zoning is not consistent with the Lavaca Neighborhood Plan.

The requested base zoning district change is meant to allow the sale of alcohol for on-premise consumption in conjunction with food sales. The request to add the “IDZ” overlay district is meant to waive the off-street parking requirements for the small parcel.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare in relation to this zoning change request. Although the “IDZ” overlay waives off-street parking requirements, the property is located in an area well-served by public transit. Pedestrian-friendly, walk-able development is encouraged in the Lavaca area.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.0867 of an acre in size and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-036 S

Council District: 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00822 BLK 20 Lot 4 & part of 5

Legend

- Subject Properties (0.20 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
(11/13/2013 - J. Ramirez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014036 S
Hearing Date: December 3, 2013
Property Owner: Alicia A. Bond
Applicant: KLove Engineering, LLC (by Kevin Love)
Representative: KLove Engineering, LLC (by Kevin Love)
Location: 610 Camden Street
Legal Description: 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822
Total Acreage: 0.2
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District

Requested Zoning: "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 15, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 20, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 27, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Planning Team: Downtown Neighborhood Plan (67)

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-2” Commercial District. In a 2010 City-initiated large-area case, the subject property was rezoned to “FBZ T4-1 HS” Historic Significant Form Base Zone Transect Zone 4-1 District. The subject property is not currently developed. The property is not platted in its current configuration.

During the BSB hearing on January 1, 2013, the board voted to demolish the structure at 610 Camden Street. A two story residential demolition permit was issued on April 8, 2013.

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

Adjacent Zoning and Land Uses

Direction: Southwest and West

Current Base Zoning: “FBZ T5-1”

Current Land Uses: Medical Clinics, Parking and Duplexes

Direction: North, Northeast and Southeast

Current Base Zoning: “FBZ T4-1”

Current Land Uses: Medical Offices, Single-Family Dwelling and Parking Lots

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

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

Transportation

Thoroughfare: Camden Street

Existing Character: Arterial Type C; 1 lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: McCullough Avenue

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

Proposed Changes: None known

Public Transit: The closest VIA bus line is the number 5 which operates along McCullough Avenue, southwest of the subject site.

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

Parking Information: Primary Use Parking Lot - Minimum Parking Requirement: None. Maximum Parking Requirement: None

As shown on the Specific Use Authorization site plan, the applicant proposes approximately seventeen (17) parking spaces on the subject site that are meant to serve the Medical Office located at 607 Camden Street.

Staff Analysis and Recommendation: Approval, with conditions.

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

1. Consistency: The subject property is located within the Downtown Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The Mixed Use land use provides for multiple uses in the same development, generally including residential, office, retail and commercial uses.

The River North District Master Plan was adopted as an update to the Downtown Neighborhood Plan on March 19, 2009. The future land use designation for the entirety of the River North area is Mixed Use. The requested base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands: Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The proposed Specific Use Authorization will allow development of a parking lot meant to serve the employees of the adjacent medical office, which has insufficient on-site parking resulting in overflows into the surrounding neighborhood. The proposed Specific Use Authorization would provide additional secure off-street parking facilities, diminishing the likelihood of employees parking on the street and in the adjacent neighborhood.

Lack of adequate parking can result in motorists parking in adjacent neighborhoods or business areas. This in turn can affect the perceived livability of the neighborhood and reduce the ability of business to accommodate customers. Circulation to find parking can increase which adds unnecessary vehicle trips on the surrounding street network, increasing the length of time and distance a vehicle is operated.

3. Suitability as Presently Zoned: The existing zoning is appropriate for the area, and the rezoning request will not change the base zoning district. New residential construction may be unlikely due to the properties proximity to office and commercial uses.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Since the current use of the property is vacant, there will be no loss of housing stock in this neighborhood.

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

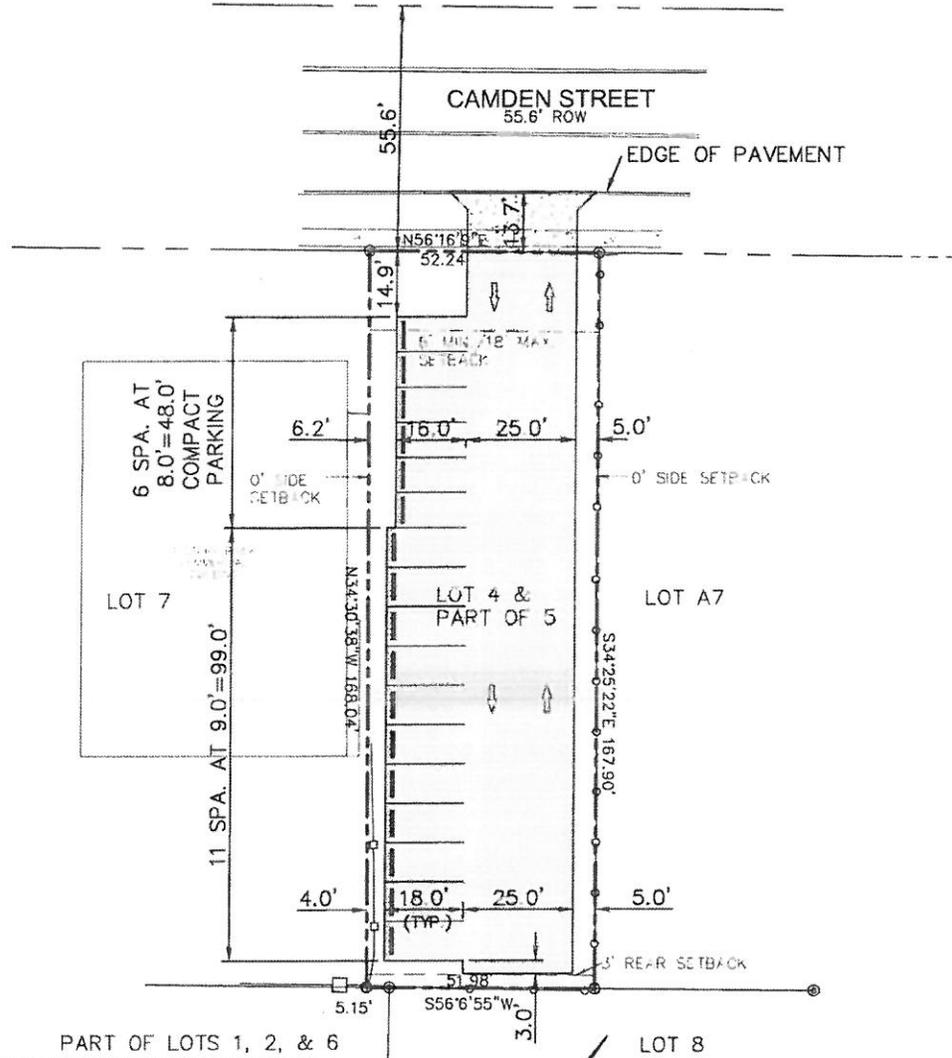
6. Size of Tract: The subject sites are 0.2 of an acre in size, which will accommodate the proposed noncommercial parking lot (see site plan).

7. Other Factors:

The Form Base Zone Transect Zone 4-1 district does not permit a Primary Use Parking Lot by-right; rather such use may be authorized through the issuance of a Specific Use Authorization by City Council. Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

Should the Specific Use Authorization be approved, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
2. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.



TOTAL SITE: 0.201 ACRES
 6664.5 SQ. FT. OF IMPERVIOUS COVER

6664.5 SQ. FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB AND
 GUTTERS, WALLS, LOADING AREAS AND ASPHALT
 INTENDED USE: PARKING

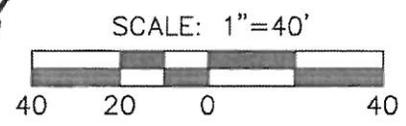
TOTAL ACCESSIBLE PARKING: HANDICAP PARKING FOR
 ENTIRE PROJECT WILL BE PROVIDED BY OTHERS WITHIN
 MAIN PARKING ACROSS STREET.

TOTAL PARKING: 17

PROPERTY ADDRESS: 610 CAMDEN

REFERENCE:
 LOT 4 & PART OF 5, BLK 20, N.C.B. 822
 CITY BLOCK MAP# 822, WARD# 4, BLOCK# 20-5,
 PER THE CITY OF SAN ANTONIO BLOCK MAP REC.

"I, ALICIA BOND, 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."



11/14/13

PROJECT NO.
DATE: 11/14/13
DRAWN BY: JR DESIGNED BY: KWL
SCALE: 1" = 40'

CAMDEN ST.
 610 CAMDEN
 SAN ANTONIO, TEXAS 78215

SITE EXHIBIT

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