

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 18, 2014
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 February 18, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of February 4, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014038 ERZD (Council District 9):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and “C-2NA ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “O-1.5 ERZD MLOD-1” Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 6.636 acres out of NCB 17586 on a portion of the 19000 Block of Redland Road.
7. **ZONING CASE NUMBER Z2014073 S ERZD (Council District 9):** A request for a change in zoning from “C-2 ERZD MLOD-1” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-2 S ERZD MLOD-1” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Athletic Fields - Commercial on Lot 20, NCB 17867; 18739 Redland Road.
8. **ZONING CASE NUMBER Z2013198 (Council District 8):** A request for a change in zoning from “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay

District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034; on portions of the 21500 and 21600 Blocks of Milsa Drive.

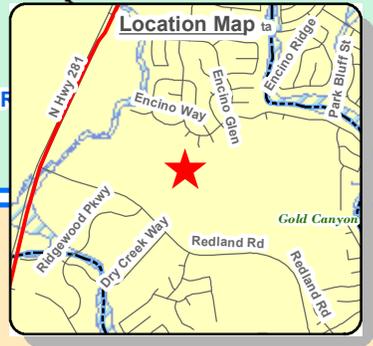
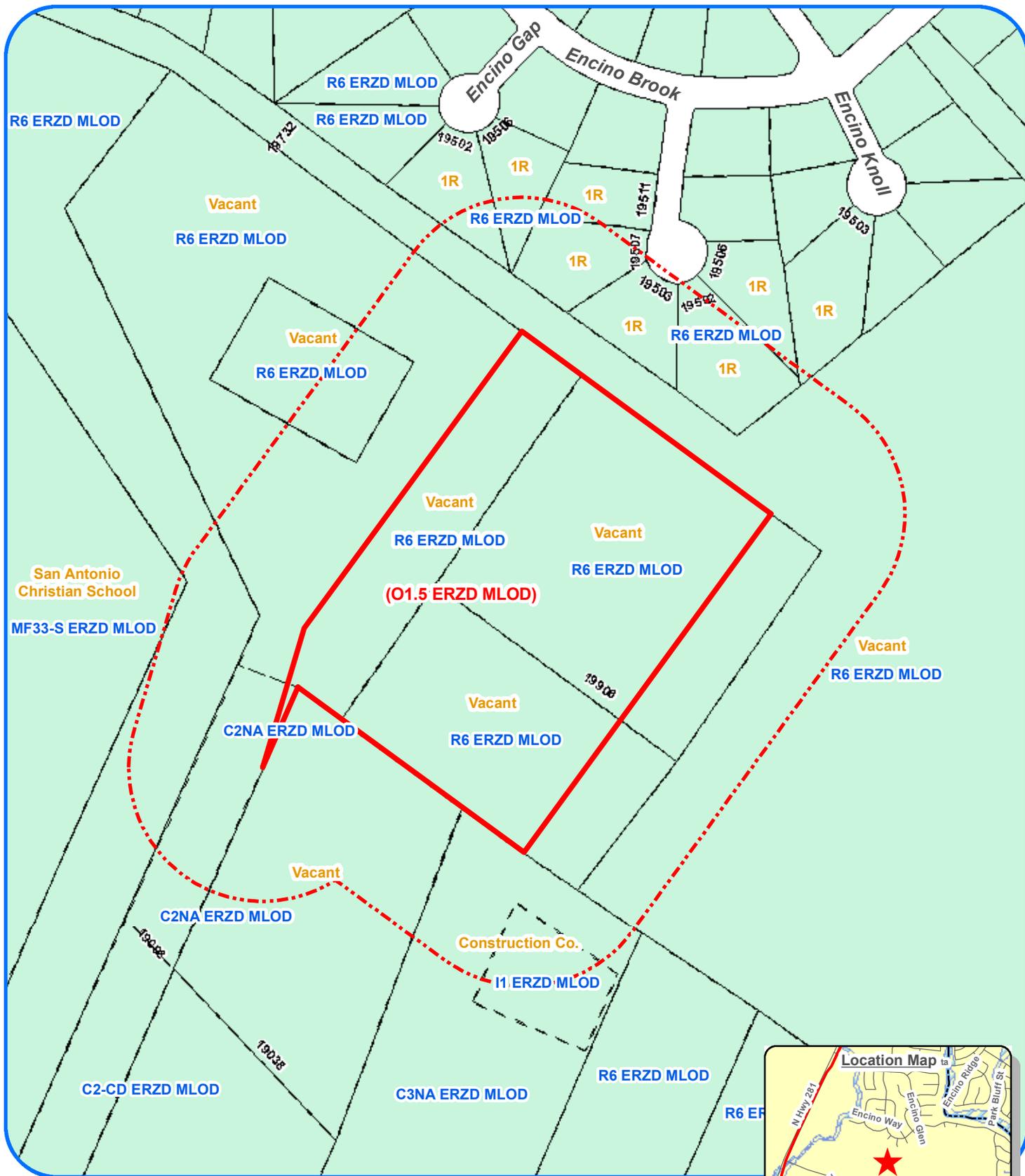
9. **ZONING CASE NUMBER Z2013130 CD A (Council District 3):** A request for a change in zoning from “I-1” General Industrial District, “C-3” General Commercial District and “R-5” Residential Single-Family District to “C-2 CD” Commercial District with a Conditional Use for a Veterinary Hospital - Large and Small Animals on Lot 10, the south irregular 276.6 feet of Lot 9, the west 451.4 feet of Lot B, and the south 274.57 feet of Lot 2, NCB 10759; 2900, 2934 and 2940 Rigsby Avenue.
10. **ZONING CASE NUMBER Z2013130 CD B (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-1 CD” Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) on Parcel 112, NCB 10832; 2710 Rigsby Avenue.
11. **ZONING CASE NUMBER Z2014037 S (Council District 5):** A request for a change in zoning from “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking Lot Requiring Demolition of a Dwelling Unit, “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-3R S AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet on Lot 35, Block 33, NCB 6276; 127 Roslyn Avenue and 1601 Nogalitos Street.
12. **ZONING CASE NUMBER Z2014075 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 17.19 acres out of NCB 15826; on a portion of the 5200 Block of Eisenhower Road.
13. **ZONING CASE NUMBER Z2014077 (Council District 2):** A request for a change in zoning from “MF-33 EP-1 AHOD” Multi-Family Facility Parking/Traffic Control-1 Airport Hazard Overlay District, “I-1 EP-1 AHOD” General Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District and “I-2 EP-1 AHOD” Heavy Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District to “C-3 EP-1 AHOD” General Commercial Facility Parking/Traffic Control-1 Airport Hazard Overlay District on Lots 17, 18, 19 and 20, the remaining portions of Lots 6, 7, 8 and 9, Block 8, NCB 3140 and 0.255 of an acre out of the former Frank right-of-way; 435 Seguin Street.
14. **ZONING CASE NUMBER Z2014078 HL (Council District 1):** A request for a change in zoning from “RM-4 NCD-5 AHOD” Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “RM-4 HL NCD-5 AHOD” Historic Landmark Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue.
15. **ZONING CASE NUMBER Z2014080 (Council District 9):** A request for a change in zoning from “R-20” Residential Single-Family District to “R-6 PUD” Residential Single-Family Planned Unit Development District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670; 11303 and 11327 Dreamland.

16. **ZONING CASE NUMBER Z2014081 (Council District 3):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-2” Commercial District on Parcel 49, NCB 10852; 3046 South WW White Road.
17. **ZONING CASE NUMBER Z2014083 HL (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 HL AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on the north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869; 2106 Steves Avenue.
18. **ZONING CASE NUMBER Z2014085 (Council District 3):** A request for a change in zoning from “MH H RIO-4 AHOD” Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family residential uses not to exceed 50 units per acre (on 7.67 acres) on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24; 1515 Mission Road.
19. **ZONING CASE NUMBER Z2014087 (Council District 8):** A request for a change in zoning from “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H HS GC-1 MLOD-1” Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H HS UC-1 GC-1 MLOD-1” Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H GC-1 MLOD-1” General Commercial Leon Springs Historic Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, “C-3 H UC-1 GC-1 MLOD-1” General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District, C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 4.687 acres out of NCB 34732 and NCB 34752 on a portion of the 23900, 24000 and 24100 Blocks of Interstate Highway 10 West.
20. **ZONING CASE NUMBER Z2014089 CD (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on the north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780; 3429 Southwest Military Drive.
21. **ZONING CASE NUMBER Z2014090 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “NC AHOD” Neighborhood Commercial Airport Hazard Overlay District on Lot 10, Block 80, NCB 2798; 1618 West Hildebrand Avenue.
22. Briefing on proposed Downtown Design Guidelines and related UDC amendment.
23. **Director’s Report** – Current status of large area wide rezonings; Commission roles and responsibilities; Administrative items.

23. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
24. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2014-038

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17586 - BLOCK 000 - LOT P2, P4F, P7, P11, P7A

Legend	
Subject Properties	(6.636 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (11/20/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014038 ERZD
Hearing Date: February 18, 2014
Property Owner: San Antonio Christian Schools (by Bruce Johnson, Director)
Applicant: San Antonio Christian Schools (by Bruce Johnson, Director)
Representative: Kaufman & Killen, Inc.
Location: A portion of the 19000 Block of Redland Road
Legal Description: 6.636 acres out of NCB 17586
Total Acreage: 6.636
City Council District: 9
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-2NA ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Encino Park Home Owners Association is located within 200 feet

Planning Team: North Sector Plan-39

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

Property Details

Property History: A majority of the subject property was annexed in 1985 and the remainder was annexed in 2000, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2000 case, the southwestern portion of the property was rezoned to "B-2 NA" Nonalcoholic Sales 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 "C-2 NA" Commercial Nonalcoholic Sales District, respectively. The subject property is not platted and is undeveloped.

Topography: The subject property has an abundance of trees and grasses. The subject property is not located within a floodplain.

Adjacent Base Zoning and Land Uses

Direction: West, North and East

Current Base Zoning: "R-6"

Current Land Uses: Undeveloped land and single-family residences

Direction: South

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

Current Land Uses: Construction contractor facility and undeveloped land

Direction: Southwest

Current Base Zoning: "MF-33"

Current Land Uses: Private school

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

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

Transportation

Thoroughfare: Redland Road

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

Proposed Changes: None known

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

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 office uses are determined by the size of the structure.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "O-1.5" base zoning district is consistent with the adopted land use plan. The Suburban Tier accommodates a wide range of residential densities and commercial uses. The subject property is part of an extensive commercial node that includes the intersections of Loop 1604, State Highway 281, Sonterra Boulevard and Redland Road.

2. Adverse Impacts on Neighboring Lands:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a potential environmental concern regarding a large sinkhole located adjacent to the subject property and there is a potential for contamination of the Edwards Aquifer. SAWS staff recommends that a 60'-100' buffer shall be provided to help mitigate environmental concerns.

3. Suitability as Presently Zoned:

The existing "C-2NA" and "R-6" zoning districts may be appropriate for the subject property due to the property's location and significant frontage along Redland Road. Professional Office uses may provide a suitable transition between the arterial thoroughfare to the south and the residential development to the north.

4. Health, Safety and Welfare:

Other than the issues raised in the "Adverse Impacts" section above, staff has found no likely significant affects on the health, safety and welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The subject property is approximately 6.636 acres in size, which should be able to reasonably accommodate the uses permitted in "O-1.5" and required parking. The "O-1.5" district is meant to allow office uses with greater building size than the "O-1" district.

7. Other Factors:

SAWS staff recommends approval of the zoning request. The property is currently identified as a Category 2 property. SAWS staff recommends a maximum impervious cover limits of 50% on the subject property; as well as a number of conditions that are detailed in the SAWS report, attached.

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

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED
2014 FEB 10 AM 10:16

To: Zoning Commission Members

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

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Patricia M. Garza, Environmental Protection Specialist III, File

Subject: Zoning Case Z2014038 (DR Horton)

Date: January 22, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 6.636-acre tract located on the city's north side. A change in zoning from **R-6 ERZD MLOD to O-1.5 ERZD MLOD** is being requested by the applicant, Bruce Johnson, Director of San Antonio Christian Schools. The change in zoning has been requested to allow for office use on the subject property. The subject property is classified as a Category 2 property and as such shall comply with all Category 2 requirements.

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

LOCATION

The subject property is located in City Council District 9, close to the intersection of HWY 281 North at Redland Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD MLOD to O-1.5 ERZD MLOD and will allow for office use on the property. Currently the site is undeveloped and is a naturally vegetated parcel with native soils, grasses and trees.

2. Surrounding Land Uses:

Vacant land bounds the east and west. To the north of the parcel there is an existing subdivision named Encino Park. South of the property is a development formally known as the Now Word Church.

3. Water Pollution Abatement Plan:

A WPAP has been submitted to the Texas Commission on Environmental Quality (TCEQ) but has not yet been approved. A TCEQ approved WPAP will be required prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on October 22, 2013, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a vacant, moderately vegetated parcel, approximately 6.636 acres in area. The entire property was observed to be covered by native soil and vegetation. No significant exposure of bedrock was observed throughout the site. The site was set back from Redland Road with an extended access easement. A single family residential property is located to the south and a Christian school is located to the west of the subject site.

The site appears to slope slightly to the south and southeast, towards the adjacent single family residential property. Stormwater occurring on the subject site would drain to the south towards a large recharge feature known to exist on portion of the subject property with a majority situated on the adjacent residential property. The property was observed to have significant soil cover consisting of 12 to 18 inches of Crawford soils.

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

The Leached and Collapsed Member of the Person Formation, within the Edwards Group, is characterized by massively bedded crystalline limestone, grainstone or mudstone, with abundant chert nodules and collapse breccias. The complete section thickness of this member is approximately 80 to 90 feet.

A review of a Geologic Assessment conducted on the subject site in 2006 indicates that the site is located within the Leached and Collapsed Member of the Person Formation. This investigation indicates that no geologic features were observed within the subject site.

The subject site was observed to be undeveloped.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. A large sinkhole that has been rated as a sensitive geologic feature is located adjacent to the property and there is potential for contamination of the Edwards Aquifer.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the entire site.
2. SAWS recommends that a 60-100 foot buffer shall be provided, per the Water Quality Ordinance – 81491, on the subject property between the proposed commercial building and the sensitive geologic sinkhole that exists on the southern portion of the subject property.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to Aquifer Protection Section of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of Resource Protection Department of

SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection Section of the San Antonio Water System at (210) 233-3522.

7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Aquifer Protection Section of the San Antonio Water System at (210) 233-3522.

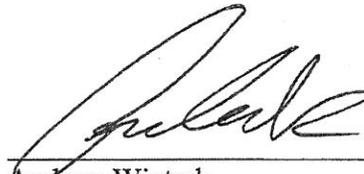
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection Section of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection Section:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Edward Aquifer and Watershed Protection Division at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and

submitted to SAWS Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.

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

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

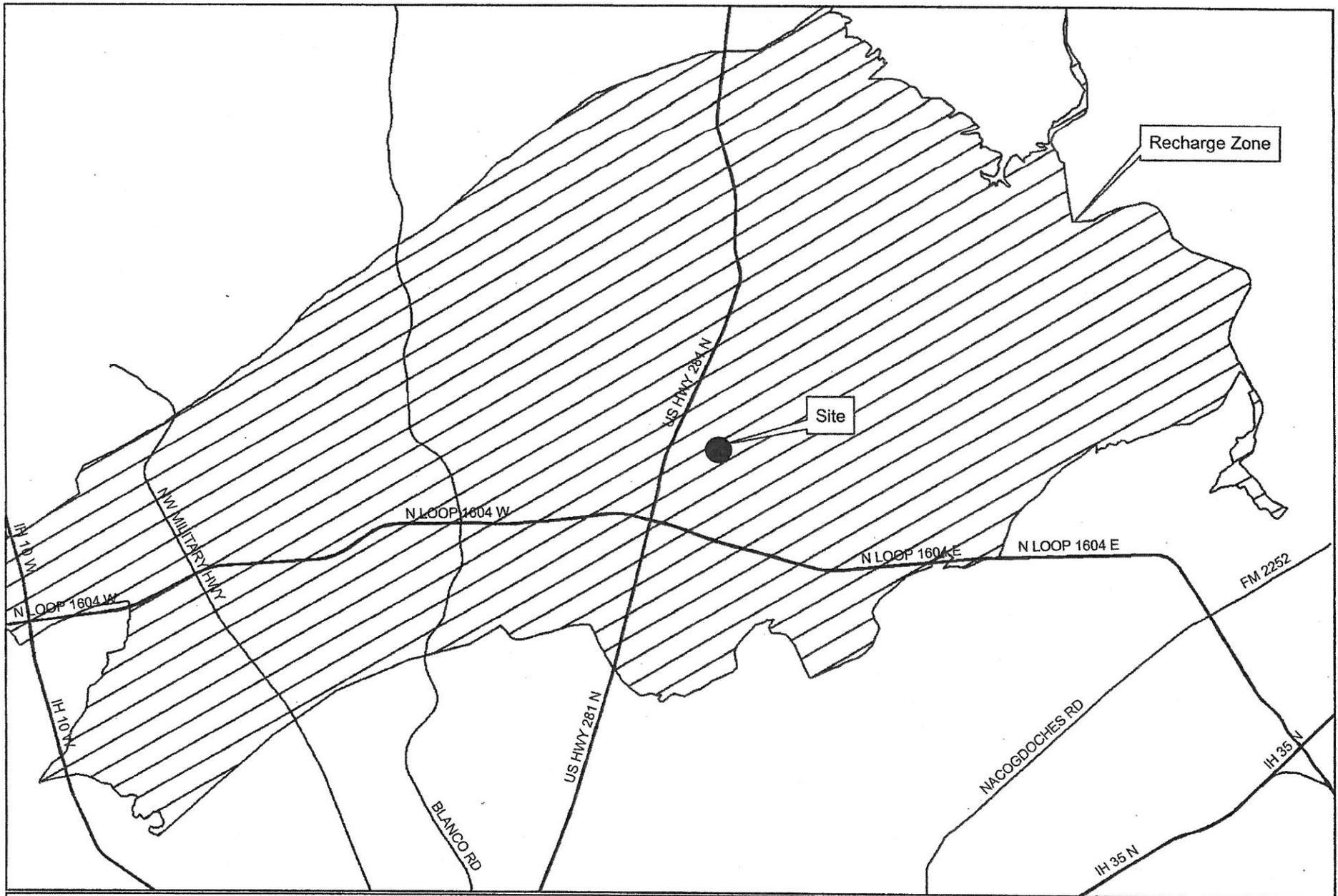


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division

APPROVED:



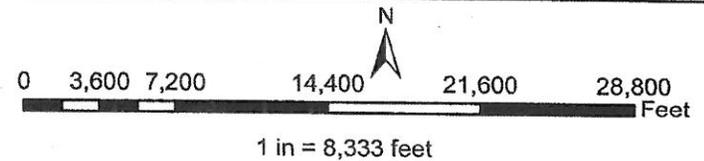
Scott R. Halty
Director,
Resource Protection & Compliance Department

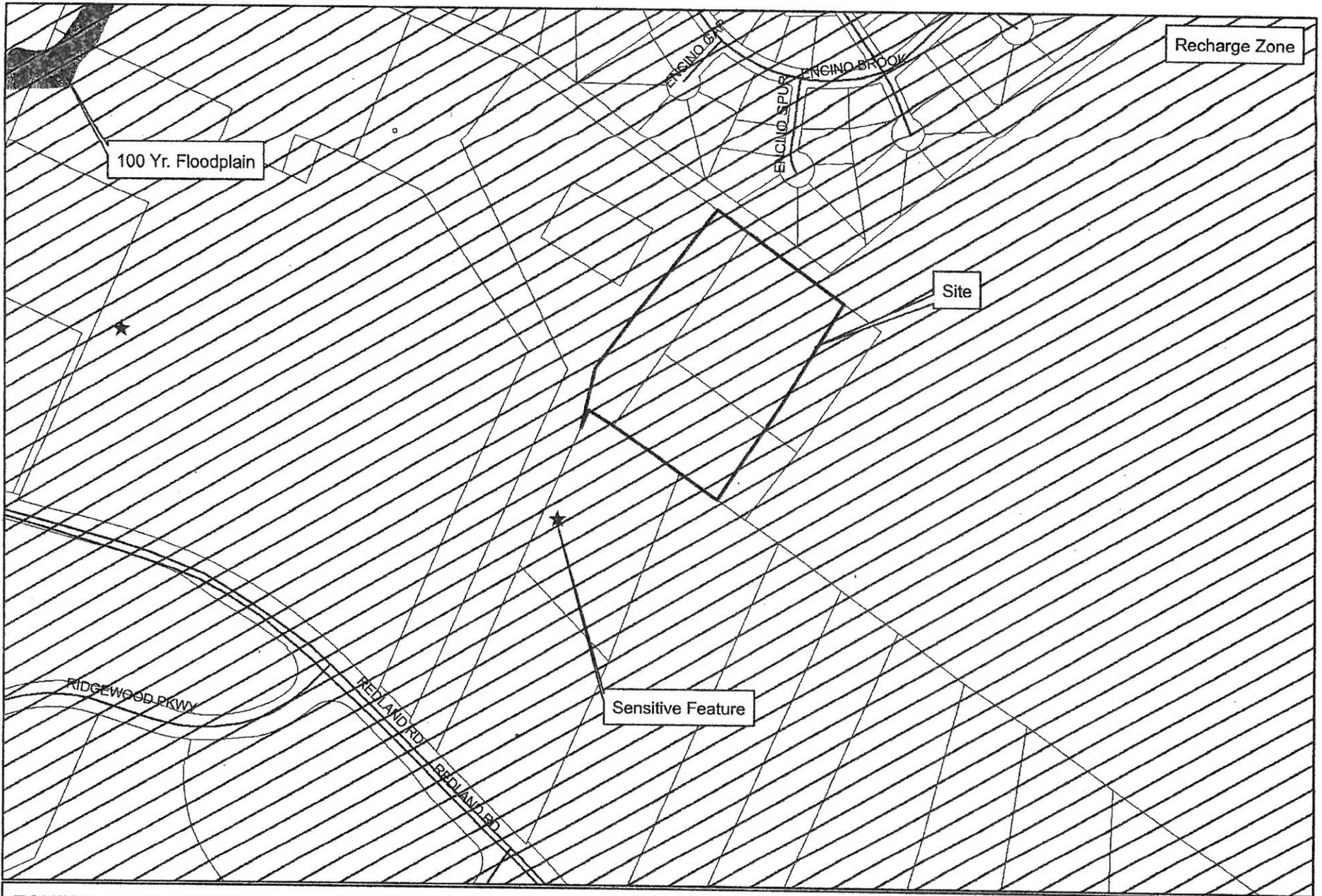


ZONING CASE: Z2014038 FIGURE 1
 DR HORTON COMMERCIAL BUILDING

Map Page & Grid: 483 D8

Map Prepared by Aquifer Protection and Evaluation 12/05/2013 PMG

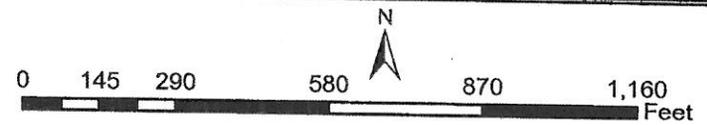




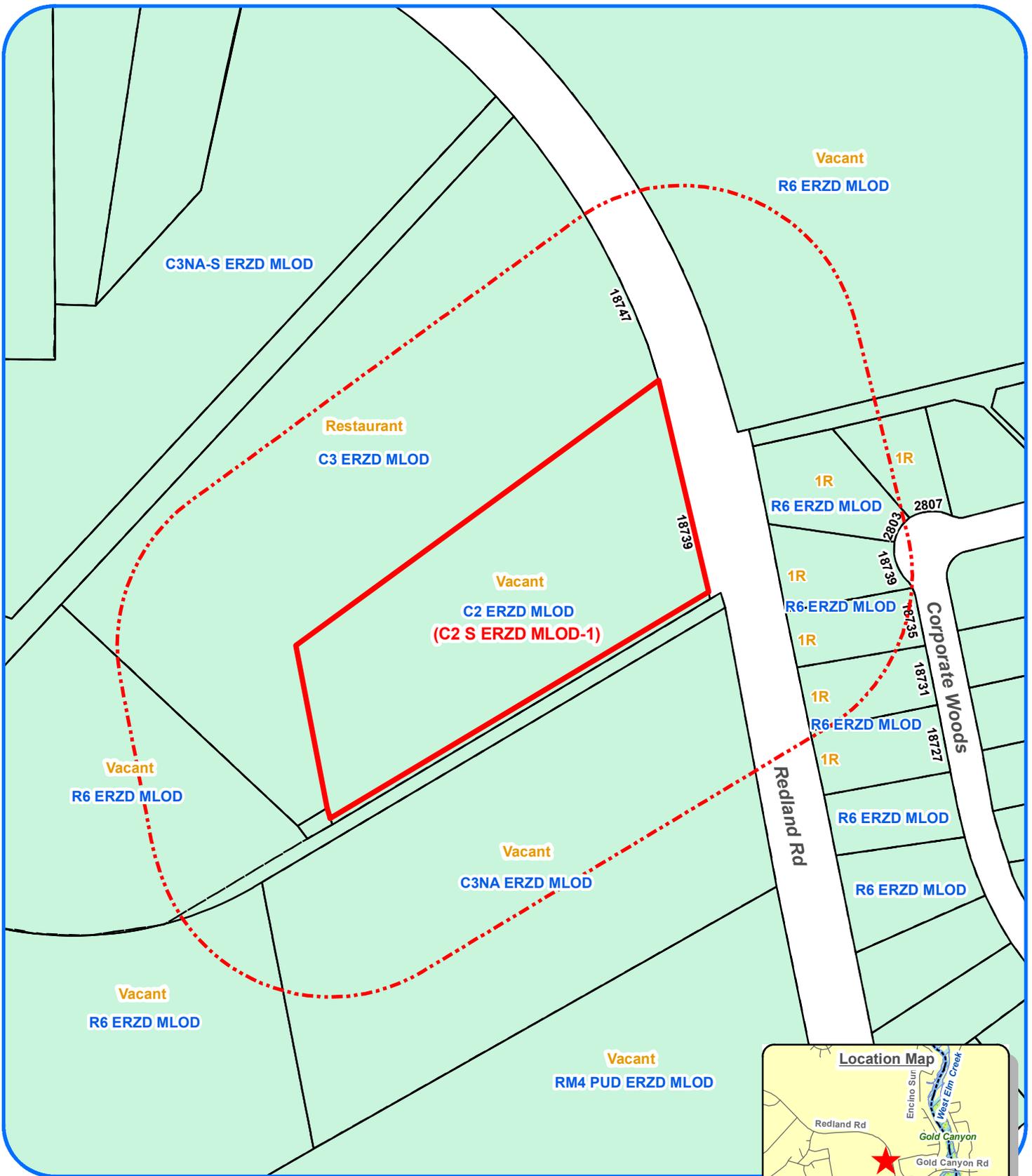
ZONING CASE: Z2014038 FIGURE 2
DR HORTON COMMERCIAL BUILDING

Map Page & Grid: 483 D8

Map Prepared by Aquifer Protection and Evaluation 12/05/2013 PMG



1 in = 333 feet



Zoning Case Notification Plan

Case Z-2014-073

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 17867 - BLOCK 000 - LOT 020

Legend

- Subject Properties ——— (2.413 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
 (1/27/2014 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014073 S ERZD
Hearing Date: February 18, 2014
Property Owner: Super Soccer Complex, LLC (by Jorge Mosqueda, Owner)
Applicant: Ramon Diaz
Representative: Ramon Diaz
Location: 18739 Redland Road
Legal Description: Lot 20, NCB 17867
Total Acreage: 2.413
City Council District: 9
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

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

Requested Zoning: "C-2 S ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Athletic Fields - Commercial

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-39

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

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. In a 2007 case, the subject property was rezoned to the current “C-2” Commercial District. The property was platted into its current configuration in 2013 (Volume 9651, Page 140 in the Deed and Plat Records of Bexar County, Texas). The subject property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North, West and South

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

Current Land Uses: Restaurant, undeveloped land and agricultural uses

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences and undeveloped land

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

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

Transportation

T Thoroughfare: Redland Road

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

Proposed Changes: None known

Thoroughfare: Corporate Woods

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

Proposed Changes: None known

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

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 Athletic Fields - Commercial are determined by the number of permanent seats or by building size.

Athletic Fields - Commercial - Minimum Parking Requirement: 1 space per 6 seats or 1 space per 30 square feet of Gross Floor Area (GFA) if no permanent seats. Maximum Parking Requirement: 1 space per 4 seats or 1 space per 50 square feet of GFA if no permanent seats.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a general potential environmental concern related to the improper use of pesticides, herbicides, or fertilizers needed for landscape.

3. Suitability as Presently Zoned:

The existing “C-2” zoning district may be appropriate for the subject property due to the property’s location and significant frontage along Redland Road. The Suburban Tier land use designation accommodates a wide range of commercial uses. Within the Suburban Tier, the more intense land uses are encouraged along arterial thoroughfares, in areas that are easily accessible by nearby residents.

4. Health, Safety and Welfare:

Other than the issues raised in the “Adverse Impacts” section above, staff has found no likely significant affects on the health, safety and welfare of the surrounding community. Staff recognizes that outdoor athletic fields are capable of creating increased noise and light pollution; however, the small scale of the proposed project will serve to limit its impact on neighboring properties.

5. Public Policy:

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

6. Size of Tract:

The subject property is approximately 2.413 acres in size, which should be able to reasonably accommodate the uses permitted in “C-2” as well as the proposed athletic fields and required parking.

7. Other Factors:

In accordance with UDC Section 35-514(d)(2)(D), the applicant requests authorization of additional front-yard fence height. The requisite Specific Use Authorization site plan shows a 6-foot tall, predominantly open fence surrounding the subject property.

SAWS staff recommends approval of the zoning request. The property is currently identified as a Category 2 property. SAWS staff recommends a maximum impervious cover limits of 17% on the subject property; as well as a number of conditions that are detailed in the SAWS report, attached.

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

DEVELOPMENT SERVICES
RECEIVED

2014 FEB 10 AM 10:16
SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

To: Zoning Commission Members

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

Copies To: Andrew Wiatrek, Manager, Resource Protection & Compliance Department, Michael Barr, Supervisor, Edwards Aquifer and Watershed Protection Division, Michael A. Escalante, Environmental Protection Specialist III, Edwards Aquifer & Watershed Protection Division, File

Subject: Zoning Case Z2014073 (Super Soccer Complex)

Date: January 29, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 2.45-acre tract located on the city's north side. A change in zoning from "C-2 ERZD" to "C-2 S MLOD ERZD" is being requested by the applicant Ramon Diaz. The change in zoning has been requested to allow for an athletic field. The property is classified as a Category 2.

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

LOCATION

The subject property is located in City Council District 9, near the intersection of Redland Road and north of Gold Canyon and south of Legend Oaks. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "C-2 ERZD" to "C-2 S MLOD ERZD" and will allow for the construction of an athletic field. Currently, the site is partially developed.

2. Surrounding Land Uses:

A portion of the Redland Woods Subdivision is located to the east of the property. Undeveloped land bounds the western and northern portion of the property. The properties adjacent to the south and west remain natural and undeveloped. To the north of the project site there is an existing restaurant named Los Barrios.

3. Water Pollution Abatement Plan:

A Water Pollution Abatement Plan (WPAP) named Super Soccer Subdivision was submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on August 13, 2012.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on January 16, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a vacant, sparsely vegetated parcel, approximately 2.45 acres in area. The entire property was observed to be covered in potential fill material. No significant exposure of bedrock was observed throughout the site. Three structures were observed within the subject site. A series of excavated trenches, approximately four feet in depth, were observed at the northern end of the property. Examination of the trenches indicates contact with bedrock at approximately 1 foot depth at the rear of the site, but no contact with bedrock at the front of the site.

The site appears to slope slightly to the north and northeast, towards and along Redland Road. Stormwater occurring on the subject site would drain to the south towards an unnamed tributary to Mudd Creek. The property was observed to have significant soil cover consisting of approximately one to four feet of potential fill material.

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

The Leached and Collapsed Member of the Person Formation, within the Edwards Group, is characterized by massively bedded crystalline limestone, grainstone or mudstone, with abundant chert nodules and collapse breccias. The complete section thickness of this member is approximately 80 to 90 feet.

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

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 17% for the entire site.
2. Impervious artificial turf will not be allowed on the athletic fields.
3. An Aquifer Protection Plan was submitted and approved by the San Antonio Water System on August 29, 2012.
4. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.

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

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,

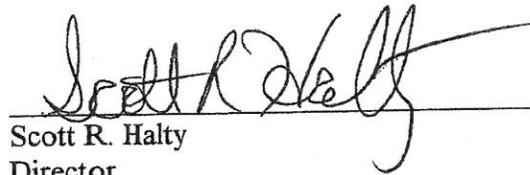
- C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 5. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3522 to schedule a site inspection.
 - C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Department at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.
 6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 7. The Resource Protection & Compliance Department staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

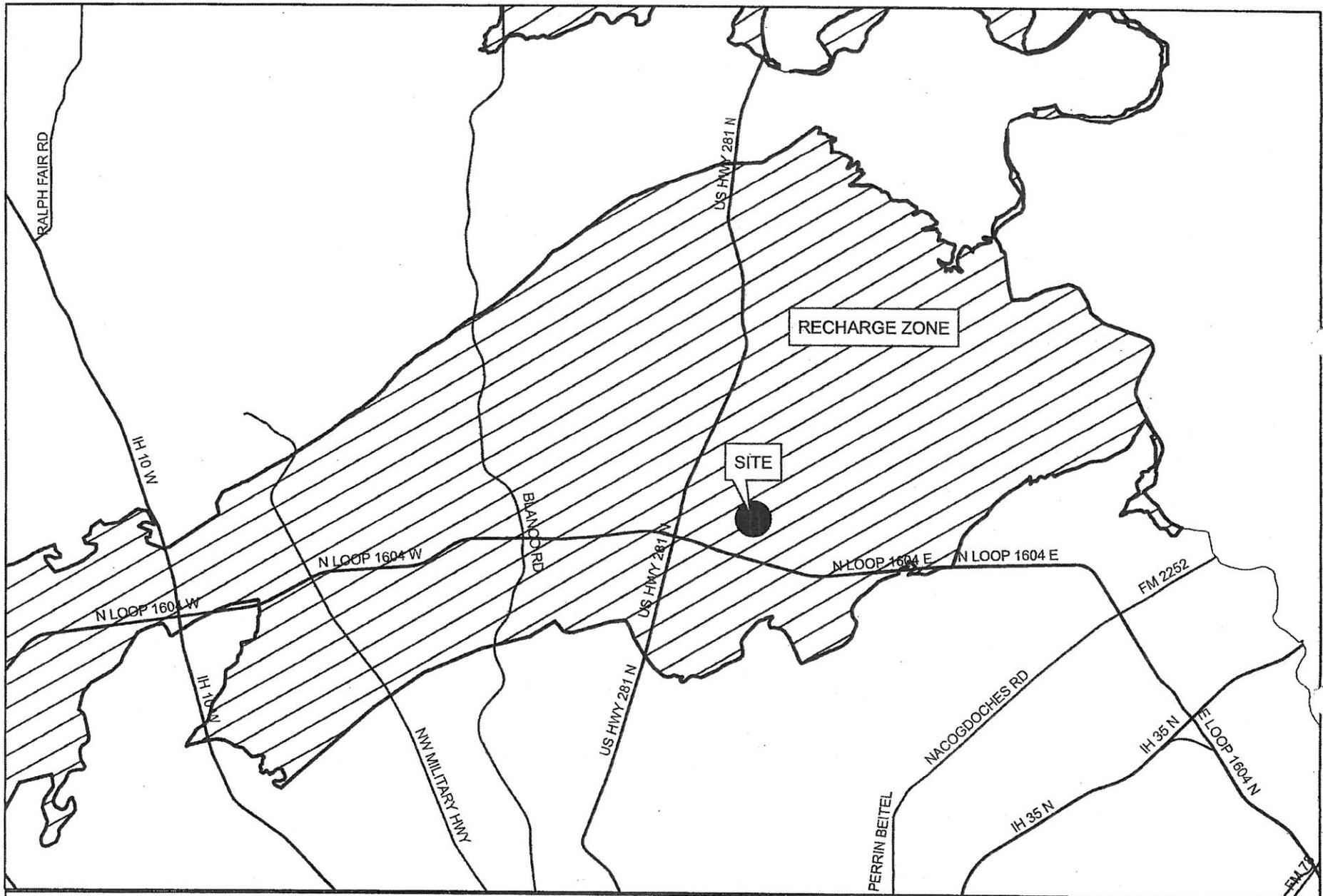


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



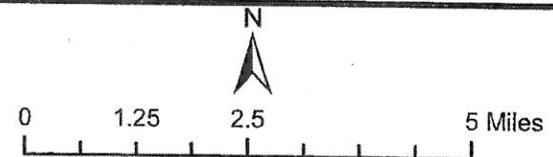
Scott R. Halty
Director
Resource Protection & Compliance Department

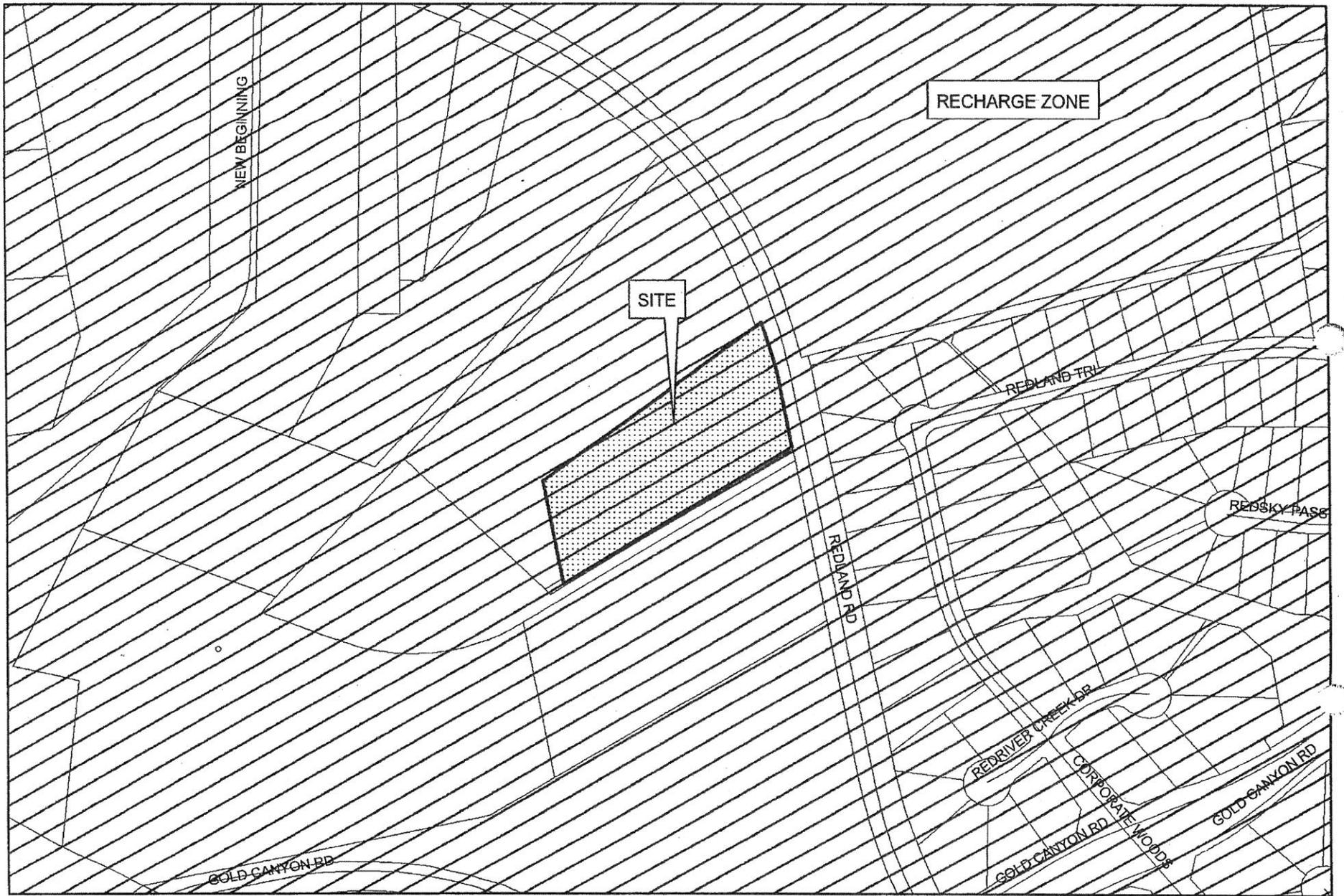
MJB:MAE



ZONINGFILE: SUPER SOCCER COMPLEX (FIGURE 1)
ZONING ID: Z2014073
MAP GRID: 517, E1

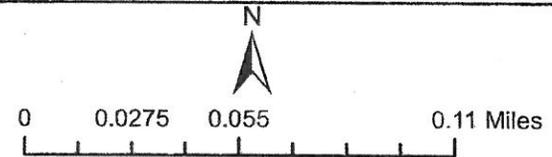
Map Prepared by Resource Protection & Compliance MAE 1/9/2014

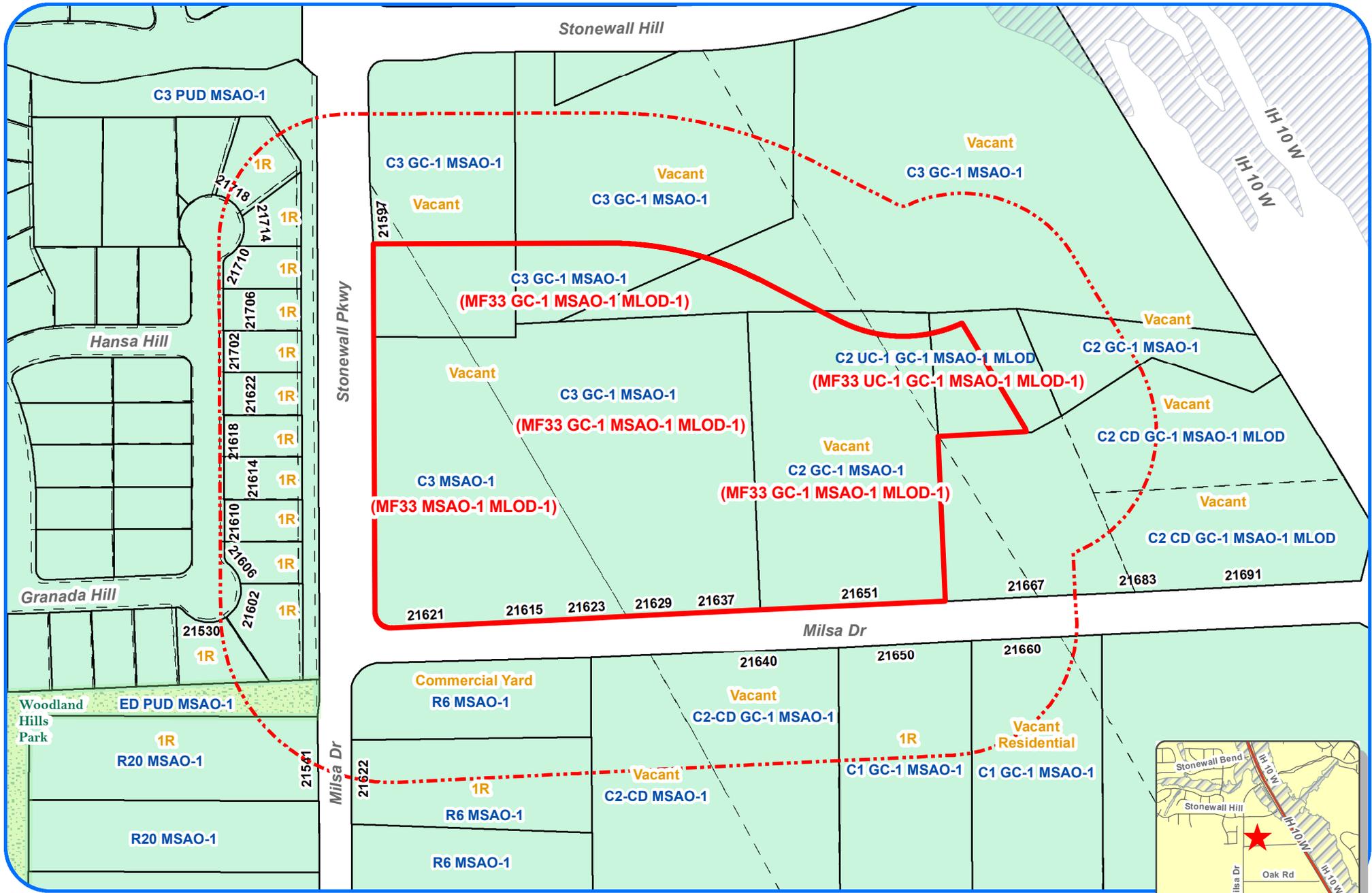




ZONINGFILE: SUPER SOCCER COMPLEX (FIGURE 2)
ZONING ID: Z2014073
MAP GRID: 517, E1

Map Prepared by Resource Protection & Compliance MAE 1/9/2014





Zoning Case Notification Plan

Case Z-2013-198

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 34034, 18335, & 18338 - BLOCK 000 - LOT P10A, P17A, P5F, P5H, P10, P10B, P10D, P10E, P10F, P11, P12

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

Legend

- Subject Properties (10.911 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
 (01/22/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013198

Hearing Date: February 18, 2014

Property Owner: Karta Real Estate, L.P. (by G.P. Singh, Director, Gur Parsad Management LLC, General Partner)

Applicant: Abbey Residential (by Joe Cicarello, Registered Agent)

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

Location: Portions of the 21500 and 21600 Blocks of Milsa Drive

Legal Description: 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034

Total Acreage: 10.911

City Council District: 8

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the February 4, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor 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 January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Planning Team: North Sector Plan – 41

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property consists of portions of multiple parcels, which were annexed in 1998 and originally zoned “Temp-R1” Temporary Single Family Residence District. In a 1999 City-initiated large-area case, the properties were rezoned to “R-8” Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-20” Residential Single-Family District. The current “C-3” and “C-2” base zoning districts were approved in 1995 and 1996, respectively. The subject property is not platted and is currently undeveloped.

Topography: The property does not include any abnormal physical features such as significant slope. However, a majority of the site is heavily vegetated with trees and grasses.

Adjacent Zoning and Land Uses

Direction: North and East

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

Current Land Uses: Undeveloped land and temporary construction staging area

Direction: South

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

Current Land Uses: Vacant residence, single-family residence, undeveloped land, and outdoor storage of construction materials

Direction: West

Current Base Zoning: “PUD R-20” and “PUD C-3”

Current Land Uses: Single-family residences

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

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 Certificate of Compliance review is performed by the Zoning Section.

Properties located within 500 feet of the Interstate 10 right-of-way are located in the “UC-1” IH-10/FM 1604 Urban Corridor District. Urban Corridor districts do not regulate permitted uses, but may impose development standards related to building setbacks, screening, utilities, and signage.

Transportation

Thoroughfare: Stonewall Parkway and Milsa Drive (north/south section)

Existing Character: Secondary Arterial Type A 86’; one lane in each direction with partial medians and partial sidewalks

Proposed Changes: Adding another lane with center medians

Thoroughfare: Milsa Drive (east/west section)

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

Proposed Changes: None known

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

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

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

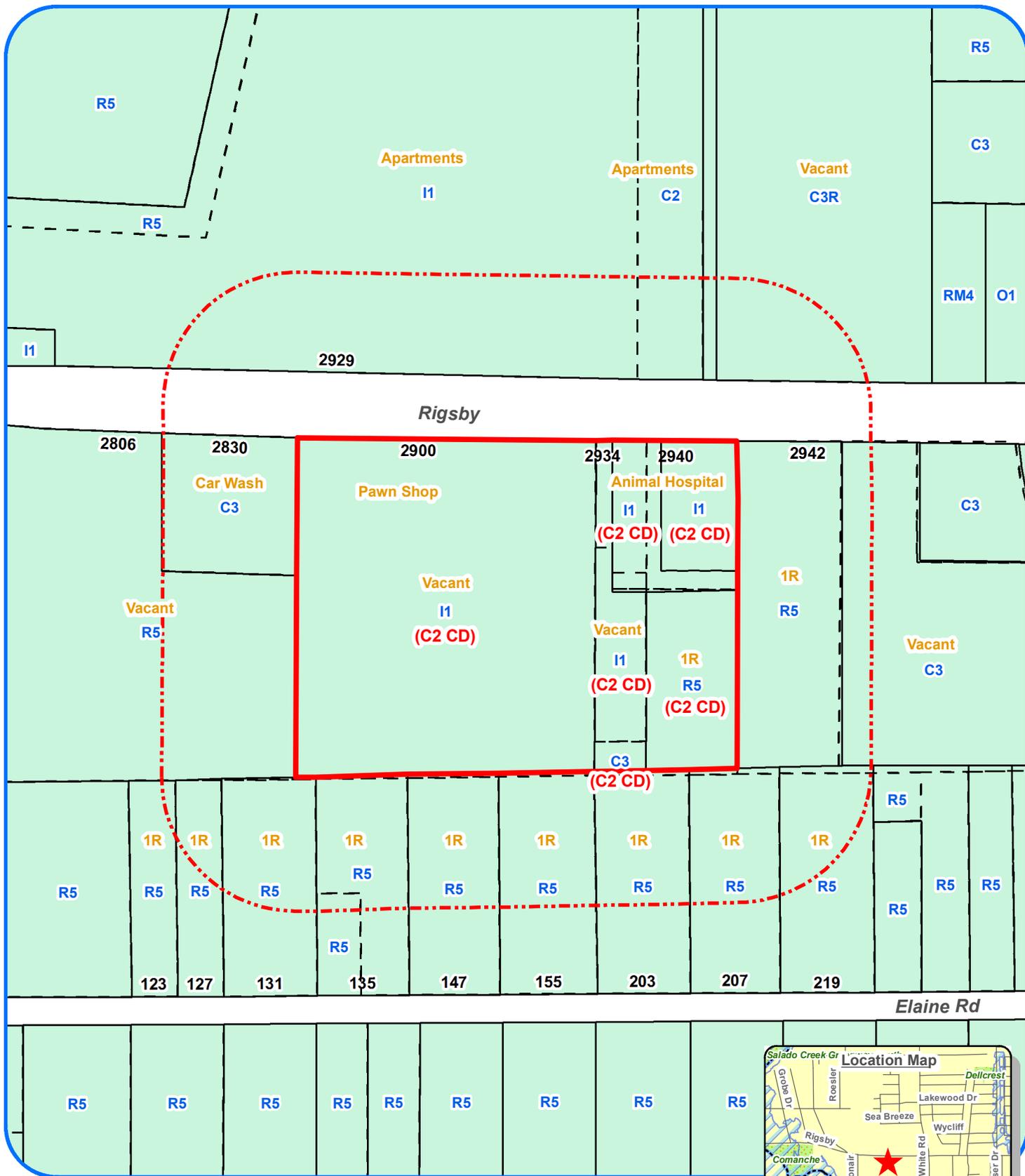
Multi-Family Dwellings - Minimum requirement: 1.5 spaces per unit; Maximum allowance: 2 spaces per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

- 1. Consistency:** The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “MF-33” Multi-Family District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the request.
- 2. Adverse Impacts on Neighboring Lands:** Staff has found no evidence of likely adverse impacts on neighboring lands in relation to the proposed zoning change. Multi-family zoning districts may provide an appropriate transition between low-density residential uses and commercial uses or major thoroughfares.
- 3. Suitability as Presently Zoned:** The current “C-3” base zoning district is not consistent with the adopted land use designation; however, the existing “C-2” district is consistent with the Suburban Tier designation. While the commercial districts are not entirely inappropriate for the subject property’s location, they are not positioned in a way that encourages the most intense development along the expressway. Instead, the “C-3” zoned area is located away from the expressway, closer to the residential subdivision on the west side of Stonewall Parkway.
- 4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The increased levels of traffic related to multi-family development should be easily managed by the recent and ongoing improvements along Stonewall Parkway and Milsa Drive, as well as Interstate 10.
- 5. Public Policy:** The subject property is located within both the “MSAO-1” and “MLOD-1” overlay districts due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the “MLOD-1”, as well as the sound attenuation measures required by the “MSAO-1”.
- 6. Size of Tract:** The subject property is 10.911 acres in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex. Given the size of the property and the requested density, the maximum number of units is 360; however, the zoning application states approximately 325 proposed dwelling units.
- 7. Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.

Staff recognizes that much of the surrounding area is transitioning from large, rural residential uses to more of an urban/suburban setting that includes single-family residential subdivisions, multi-family development, and a wide range of retail and service uses. The subject property is located between an arterial thoroughfare to the west and Interstate 10 to the east, which is the encouraged location for increased residential density that transitions to commercial uses. Such development patterns provide appropriate transition between the lower-density single-family development to the west and the expressway to the east.



Zoning Case Notification Plan

Case Z-2013-130 CD A

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 10759 - BLOCK 000 - LOT 10; South irregular 276.6 Ft. of 9; west 451.4 Ft. of B; south 274.57 Ft. of 2

- Legend**
- Subject Properties (7.362 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
 (2/5/2014 - R. Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013130 CD A
Hearing Date: February 18, 2014
Property Owner: Donald R. Vestal, Elizabeth Vestal, and Lawrence Rahn
Applicant: City of San Antonio
Representative: Tyler Sorrells, City of San Antonio
Location: 2940, 2934 and 2900 Rigsby Avenue
Legal Description: Lot 10, the south irregular 276.6 feet of Lot 9, the west 451.4 feet of Lot B, and the south 274.57 feet of Lot 2, NCB 10759
Total Acreage: 7.3623
City Council District: 3
Case Manager: Tyler Sorrells, AICP, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: “I-1” General Industrial District, “C-3” General Commercial District and “R-5” Residential Single-Family District

Requested Zoning: “C-2 CD” Commercial District with a Conditional Use for Veterinary Hospital – Large and Small Animal

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Comanche Community Neighborhood Association

Planning Team: Eastern Triangle Community Plan (23)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the boundaries of the Eastern Triangle Community Plan, which was adopted by City Council in 2009. The zoning case under consideration is proposed in order to meet goals and objectives in the Eastern Triangle Community Plan calling for increased zoning consistency with the Eastern Triangle Future Land Use Plan. Furthermore, the proposed zoning is a component of a large area rezoning which was brought to the Zoning Commission in December 2013.

Topography: The subject properties, and adjacent properties, are developed with no properties within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Apartments and undeveloped land

Direction: East

Current Base Zoning: "R-5" and "C-3"

Current Land Uses: Single-family residence and undeveloped land

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences

Direction: West

Current Base Zoning: "R-5" and "C-3"

Current Land Uses: Vacant, Carwash

Overlay and Special District Information: None

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A (120 feet); two lanes in each direction with no sidewalks.

Proposed Changes: None known

Public Transit: VIA bus line 30 operates along Rigsby Avenue, north of the subject property.

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

Parking Information: Veterinary Hospital – Large and Small Animal Minimum requirement: 1 space per employee; Maximum allowance: None

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Eastern Triangle Community Plan, and is currently designated as Community Commercial in the Future Land Use Plan. The requested “C-2” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds that rezoning request to be appropriate for this area. The subject property is surrounded by a variety of different zoning designations, ranging from single-family residential to industrial.

3. Suitability as Presently Zoned:

Staff finds the requested base zoning district and conditional use appropriate for the subject property due to its location along an arterial thoroughfare, with other commercial uses in the vicinity. The current zoning designations do not conform to the adopted land use plan. Residential development is not likely because of the property’s location and adjacent commercial uses. Industrial uses are not appropriate for the subject property because of its proximity to other commercial and residential uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property is located within the boundaries of the Eastern Triangle Community Plan, which was adopted by City Council in 2009. The zoning case under consideration is proposed in order to meet goals and objectives in the Eastern Triangle Community Plan calling for increased zoning consistency with the Eastern Triangle Future Land Use Plan. Furthermore, the proposed zoning is a component of a large area rezoning which was brought to the Zoning Commission in December 2013.

6. Size of Tract:

The subject properties are 7.3623 of an acre in size, which should be able to reasonably accommodate a veterinary hospital.

7. Other Factors:

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

A RESOLUTION 2009-05-21-0019R

DIRECTING THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES TO INITIATE A COMPREHENSIVE REZONING OF PROPERTIES TO APPROPRIATE ZONING DISTRICTS COMPATIBLE WITH THE CURRENT USE, THE SURROUNDING AREA, AND CONSISTENT WITH THE EASTERN TRIANGLE COMMUNITY PLAN FUTURE LAND USE PLAN.

* * * * *

WHEREAS, the Eastern Triangle Community Planning Area, consists of approximately 14.98 square miles that are generally bound by IH 10 and FM 1346 to the north, Loop 410 and S. Foster Road to the east, New Sulphur Springs Road and Southcross Boulevard to the south; and Roland Avenue to the west was approved by City Council as a component of the Master Plan of the City on May 21, 2009; and

WHEREAS, highly desirable, large lot single family developments are characteristic in most Eastern Triangle neighborhoods, and these areas warrant a zoning district which protects this neighborhood character; and the Eastern Triangle Future Land Use Plan's development framework recommends preservation of the rural character and large lots of one acre or more in the East District and South District;

WHEREAS, some areas are zoned industrial which are vacant, underutilized, do not contain industrial uses, or contain industrial uses not compatible to adjacent single family residential zoning; and the Future Land Use Plan recommends a rezoning to convert industrial zoning along Sinclair Road to neighborhood commercial land uses in order to discourage encroachment of industrial uses into the Jupe Manor Neighborhood;

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and a comprehensive rezoning is warranted to implement the goals of the Eastern Triangle Community Plan; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

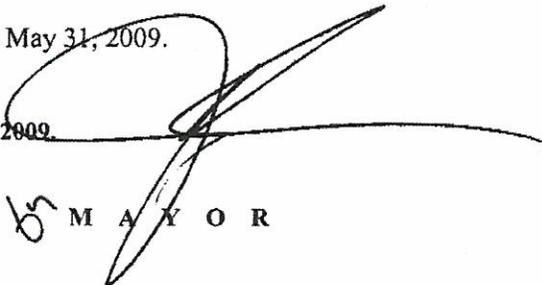
SECTION 1: The City Council hereby directs the Department of Planning and Development Services staff to initiate a comprehensive rezoning of properties to appropriate zoning districts compatible with the current use and the surrounding area, and consistent with the Eastern Triangle Community Plan Future Land Use Plan.

SECTION 2: This resolution shall be effective on May 31, 2009.

PASSED AND APPROVED on this 21st day of May 2009.

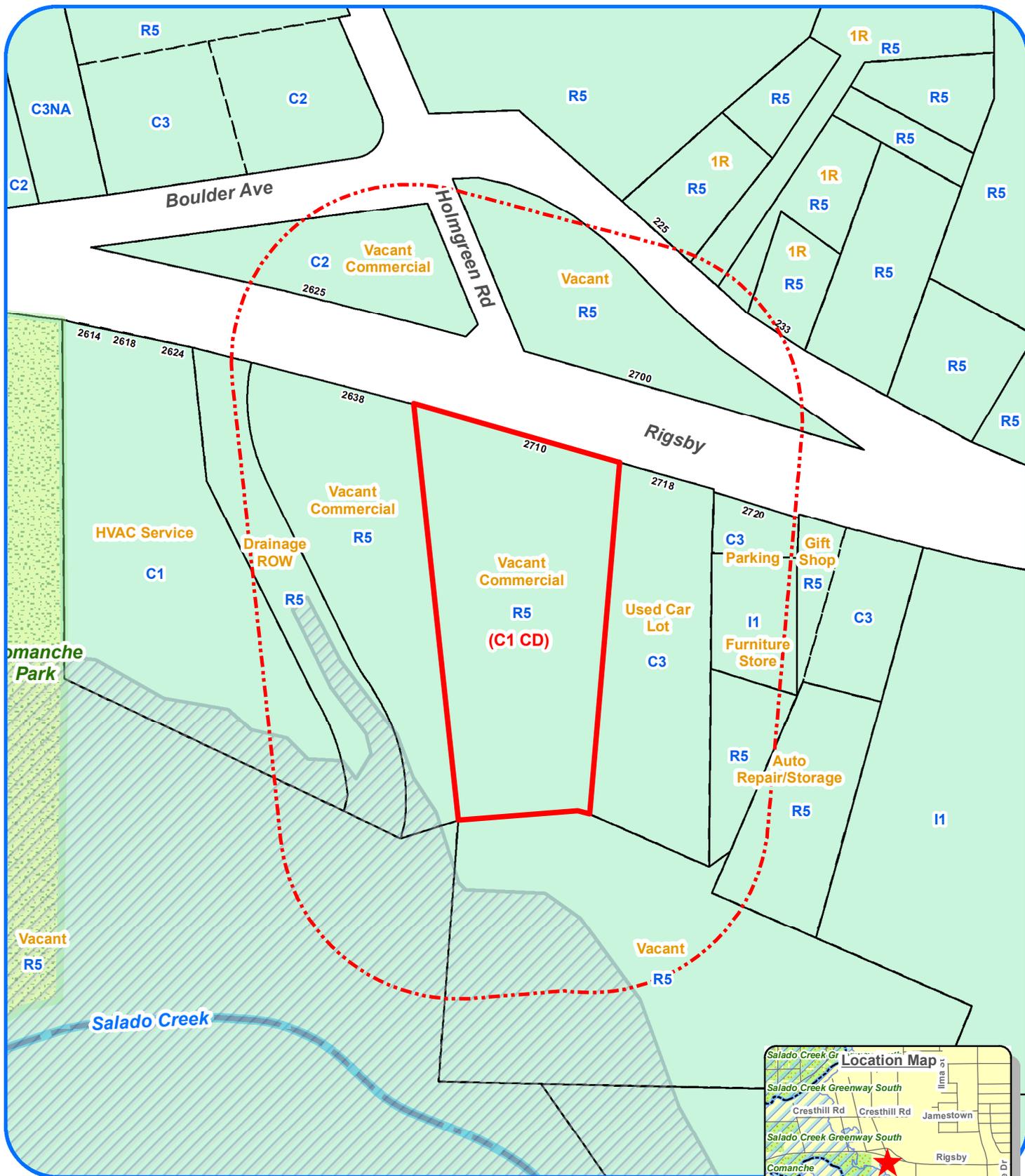
ATTEST:


City Clerk


MAYOR

APPROVED AS TO FORM:


City Attorney
For



Zoning Case Notification Plan

Case Z-2013-130 CD B

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 10832 - BLOCK 000 - LOT P112

Legend	
Subject Properties	(1.852 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
 (2/5/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2013130 CD B
Hearing Date: February 18, 2014
Property Owner: Isidro G. & Maria D. Robles
Applicant: City of San Antonio
Representative: Tyler Sorrells, City of San Antonio
Location: 2710 Rigsby Avenue
Legal Description: 1.852 acres out of Parcel 112, NCB 10832
Total Acreage: 1.852
City Council District: 3
Case Manager: Tyler Sorrells, AICP, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-1 CD" Light Commercial District with a Conditional Use for Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted)

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Comanche Community Neighborhood Association

Planning Team: Eastern Triangle Community Plan (23)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the boundaries of the Eastern Triangle Community Plan, which was adopted by City Council in 2009. The zoning case under consideration is proposed in order to meet goals and objectives in the Eastern Triangle Community Plan calling for increased zoning consistency with the Eastern Triangle Future Land Use Plan. Furthermore, the proposed zoning is a component of a large area rezoning which was brought to the Zoning Commission in December 2013.

Topography: Portions of the adjacent properties located to the west, south, and southwest of the subject property are within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant commercial structure, undeveloped land and single-family residences

Direction: East

Current Base Zoning: "C-3", "I-1" and "R-5"

Current Land Uses: Motor vehicle sales, furniture retail, gift shop and auto repair/storage

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Undeveloped land and Salado Creek

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Vacant commercial structure and drainage right-of-way

Overlay and Special District Information: None

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A (120 feet); two lanes in each direction with no sidewalks.

Proposed Changes: None known

Thoroughfare: Boulder Avenue and Holmgreen Road

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

Proposed Changes: None known

Public Transit: VIA bus line 30 operates along Rigsby Avenue, north of the subject property.

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

Parking Information: Tire Repair - Auto and Small Truck (Sale and Installation Only, No Mechanical Service Permitted) Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum allowance: 1 space per 375 square feet of GFA including service bays, wash tunnels and retail areas

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Eastern Triangle Community Plan, and is currently designated as “Neighborhood Commercial” in the Future Land Use Plan. The requested “C-1” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds that rezoning request to be appropriate for this area. The subject property is surrounded by a variety of different zoning designations, ranging from single-family residential to industrial.

3. Suitability as Presently Zoned:

Staff finds the requested base zoning district and conditional use appropriate for the subject property due to its location along an arterial thoroughfare, surrounded by other commercial uses and undeveloped land. The current “R-5” zoning district does not conform to the adopted land use plan. Residential development is not likely because of the property’s location with frontage along an arterial thoroughfare and adjacent commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property is located within the boundaries of the Eastern Triangle Community Plan, which was adopted by City Council in 2009. The zoning case under consideration is proposed in order to meet goals and objectives in the Eastern Triangle Community Plan calling for increased zoning consistency with the Eastern Triangle Future Land Use Plan. Furthermore, the proposed zoning is a component of a large area rezoning which was brought to the Zoning Commission in December 2013.

6. Size of Tract:

The subject property is 1.852 of an acre in size, which should be able to reasonably accommodate a tire repair shop and required parking. The current adopted Unified Development Code will limit the maximum building size to 5,000 square feet should the requested “C-1” be approved.

7. Other Factors:

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

A RESOLUTION 2009-05-21-0019R

DIRECTING THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES TO INITIATE A COMPREHENSIVE REZONING OF PROPERTIES TO APPROPRIATE ZONING DISTRICTS COMPATIBLE WITH THE CURRENT USE, THE SURROUNDING AREA, AND CONSISTENT WITH THE EASTERN TRIANGLE COMMUNITY PLAN FUTURE LAND USE PLAN.

* * * * *

WHEREAS, the Eastern Triangle Community Planning Area, consists of approximately 14.98 square miles that are generally bound by IH 10 and FM 1346 to the north, Loop 410 and S. Foster Road to the east, New Sulphur Springs Road and Southcross Boulevard to the south; and Roland Avenue to the west was approved by City Council as a component of the Master Plan of the City on May 21, 2009; and

WHEREAS, highly desirable, large lot single family developments are characteristic in most Eastern Triangle neighborhoods, and these areas warrant a zoning district which protects this neighborhood character; and the Eastern Triangle Future Land Use Plan's development framework recommends preservation of the rural character and large lots of one acre or more in the East District and South District;

WHEREAS, some areas are zoned industrial which are vacant, underutilized, do not contain industrial uses, or contain industrial uses not compatible to adjacent single family residential zoning; and the Future Land Use Plan recommends a rezoning to convert industrial zoning along Sinclair Road to neighborhood commercial land uses in order to discourage encroachment of industrial uses into the Jupe Manor Neighborhood;

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and a comprehensive rezoning is warranted to implement the goals of the Eastern Triangle Community Plan; and

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties which are inconsistent to appropriate zoning districts compatible with the current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; and

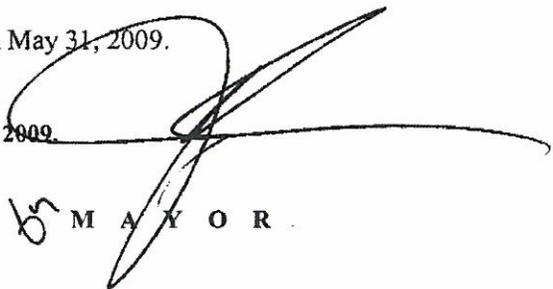
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

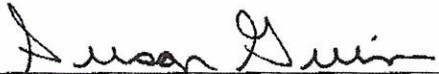
SECTION 1: The City Council hereby directs the Department of Planning and Development Services staff to initiate a comprehensive rezoning of properties to appropriate zoning districts compatible with the current use and the surrounding area, and consistent with the Eastern Triangle Community Plan Future Land Use Plan.

SECTION 2: This resolution shall be effective on May 31, 2009.

PASSED AND APPROVED on this 21st day of May 2009.

ATTEST: 
City Clerk


MAYOR

APPROVED AS TO FORM: 
City Attorney
For



Zoning Case Notification Plan

Case Z2014-037

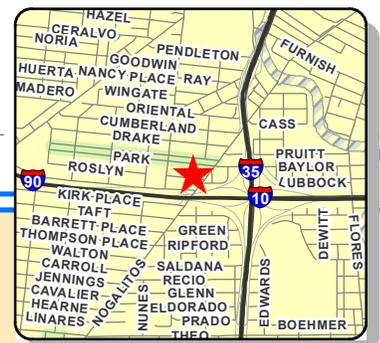
Council District: 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 06276 BLK 33 LOT 35

Legend

- Subject Properties ——— (2.493 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
(01/23/2014 - 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 #: Z2014037 S

Hearing Date: February 18, 2014

Property Owner: HEB Grocery Company, LP (By Todd Piland, Executive Vice President)

Applicant: Pape Dawson Engineers, Inc. (by Dennis Rion)

Representative: HEB Grocery Company, LP (c/o Ben Scott)

Location: 127 Roslyn Avenue and 1601 Nogalitos Street

Legal Description: Lot 35, Block 33, NCB 6276

Total Acreage: 2.493

City Council District: 5

Case Manager: Osniel Leon, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited for City Council consideration on February 20, 2014.

Proposed Zoning Change

Current Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Parking Lot Requiring Demolition of a Dwelling Unit, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a maximum building height of 50 feet

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Collins Garden

Planning Team: Nogalitos/South Zarzamora Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938 and was originally zoned "B" Residence District and "J" Commercial District. In a 1992 city-initiated large-area case, the property was rezoned to "R-5" Single Family Residence District and "B-3R" Restrictive Alcoholic Sales Business District. In a 1996 case, a portion of the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Development Code, the previous base zoning districts converted to "R-5" Residential Single-Family District, "C-3R" General Commercial Restrictive Alcoholic Sales District and "O-2" High-Rise Office District, respectively. In a 2011 case, a portion of the property was rezoned to "C-1 S" Light Commercial District with a Specific Use Authorization for Parking – Noncommercial, Requiring Demolition of a Dwelling Unit. The property was platted into its current configuration in 2012. The subject property is currently developed as a grocery store and a single-family residence. The rezoning request is meant to allow demolition of the existing structures and construction of a new grocery store with additional parking.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: City park, public library, historic fire station, auto sales, salon, barbershop, church and single-family residences

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-family residences

Direction: South

Current Base Zoning: "R-5", "R-4", "C-3", "C-3R"

Current Land Uses: Single-family residences, restaurant, vacant commercial structures and undeveloped land

Direction: East

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

Current Land Uses: Parking lot, single-family residences, auto repair, insurance office, carwash and auto sales

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

Transportation

Thoroughfare: Nogalitos Street

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

Proposed Changes: None known

Thoroughfare: South Park Boulevard

Existing Character: Local Street; 2 lanes in one direction with sidewalks

Proposed Changes: None known

Thoroughfare: Roslyn Avenue, West Lubbock Street, Maury, West Baylor

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 51, 54 and 251 lines, which operate along Nogalitos 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 zoning application refers to construction of a new grocery store.

Grocery Store - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA). **Maximum Parking Allowance:** 1 space per 200 square feet GFA.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located in the Nogalitos/South Zarzamora Community Plan, and is currently designated Mixed Used in the future land use component of the plan. The requested "C-3R" base zoning district is not consistent with the adopted land use designation. The applicant submitted a request to amend the land use designation to Regional Commercial. Staff recommends approval. Planning Commission will hear the case on February 12, 2014.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located on an arterial thoroughfare near established commercial nodes. The abutting residential neighborhood to the west will be protected by a 6-foot solid fence, a 15-foot Type C landscape buffer and a 30-foot building setback, as shown on the Specific Use Authorization site plan.

3. Suitability as Presently Zoned:

The existing zoning may be appropriate for the subject property; however, the existing split-zoning may impose obstacles to the proposed redevelopment of the property due to differing setback, buffer, and building height regulations. The requested zoning change will implement a single zoning district for the entire property and will allow additional building height (maximum of 50 feet). The requested additional building height is meant to accommodate additional parking under the new grocery store building.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The subject property suffers from a lack of adequate parking, causing problems with overflow parking in the surrounding residential neighborhood. The proposed zoning request will allow reconstruction of the existing grocery store with significantly increased parking.

5. Public Policy:

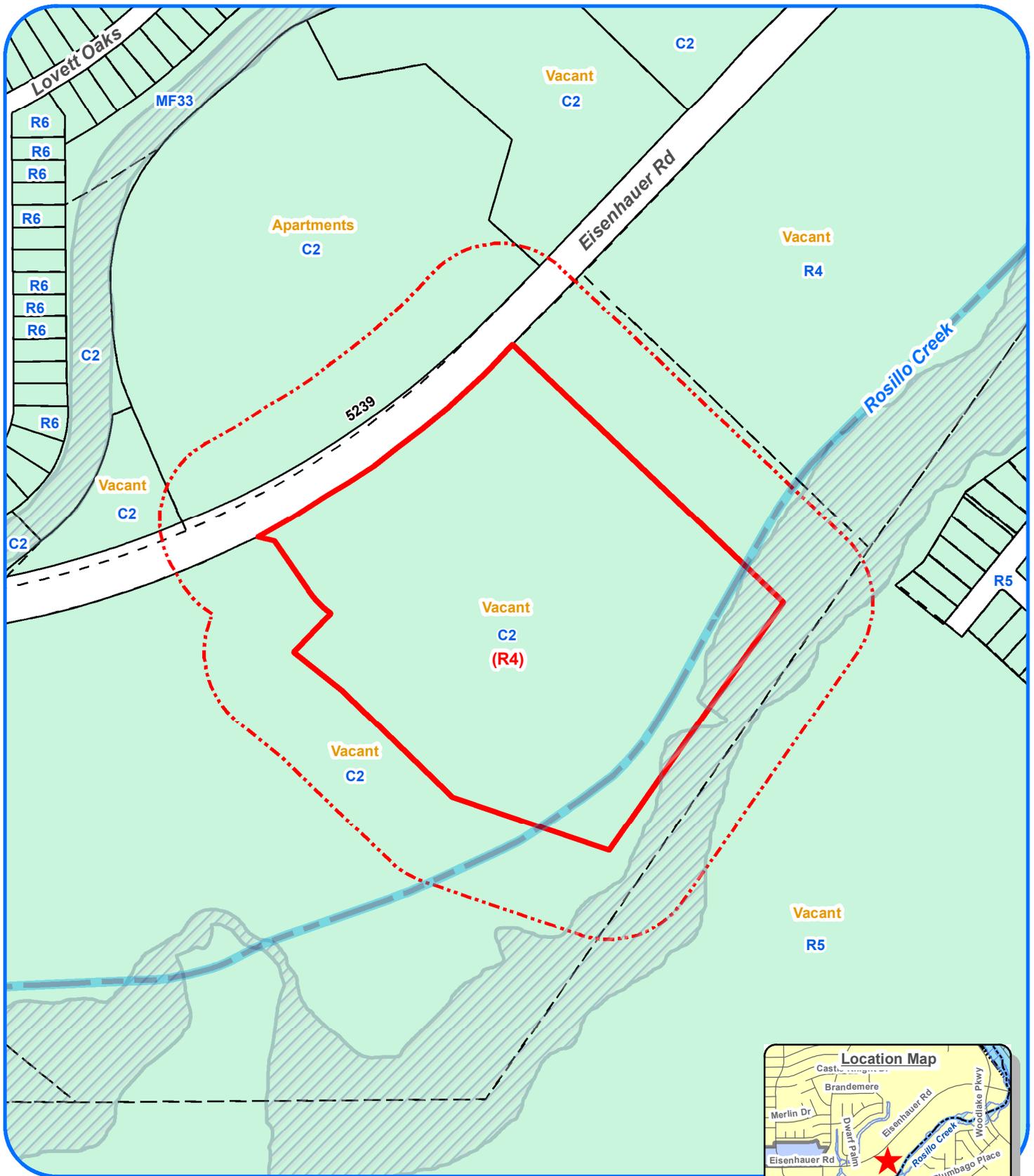
Should the plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.493 acres, which is of sufficient size to accommodate the proposed development, with the additional height provided by the requested specific use authorization. The applicant has submitted a site plan in order to comply with the Specific Use Authorization requirements.

7. Other Factors:

The "C-3" base zoning district allows a maximum building height of 35 feet. Although the UDC includes a provision allowing increased building height for increased building setbacks, the proposed construction does not meet the requirements. The UDC also allows approval of additional building size or height through approval of a Specific Use Authorization.



Zoning Case Notification Plan

Case Z-2014-075

Council District: 2
 School District: Northeast I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 15826 - BLOCK 000 - LOT A portion of a 443.91 acre tract (5200 Block-Eisenhauer Rd)

Legend

- Subject Properties ——— (17.190 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
 (1/27/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014075

Hearing Date: February 18, 2014

Property Owner: Neighborhood Revitalization Initiative, Ltd (by Gordon Hartman, Member, GH Industries Management, LLC, General Partner, Gordon Hartman Industries, LP, General Partner)

Applicant: Neighborhood Revitalization Initiative, Ltd

Representative: George Weron, P.E.

Location: A portion of the 5200 Block of Eisenhower Road

Legal Description: 17.19 acres out of NCB 15826

Total Acreage: 17.19

City Council District: 2

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: East Camelot 1 Neighborhood Association and East Village Neighborhood Association are both located within 200 feet of contiguous property owned by the subject property owner.

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1984 case, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 1991 (volume 9524, page 4 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

Topography: The subject property slopes slightly to the south, toward Rosillo Creek which runs through the southeast portion of the property. A small portion of the property is located within the floodplain.

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: "C-2"

Current Land Uses: Apartments

Direction: Northeast, East, South and West

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

Current Land Uses: Undeveloped land and Rosillo Creek

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: Eisenhower Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with a center turn lane and sidewalks on the north side of the road

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 630, which operates along Midcrown Drive far west of the subject property.

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

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

The application refers to a single-family residential development. Minimum requirement: 1 space per unit. There is no maximum allowance.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within any neighborhood or future land use plan. The requested "R-4" zoning district is generally consistent with the surrounding land uses. Although much of the zoning in the immediate vicinity is commercial, many of the existing uses are both residential and commercial in nature.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts of the requested "R-4" district on neighboring properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate as the surrounding land uses are both commercial and residential in nature. The property is located in an area that is predominately undeveloped. Although single-family residential uses are not encouraged with frontage along an arterial thoroughfare, the size of the subject property will allow the development of internal residential streets for future residential lots.

4. Health, Safety and Welfare:

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

5. Public Policy:

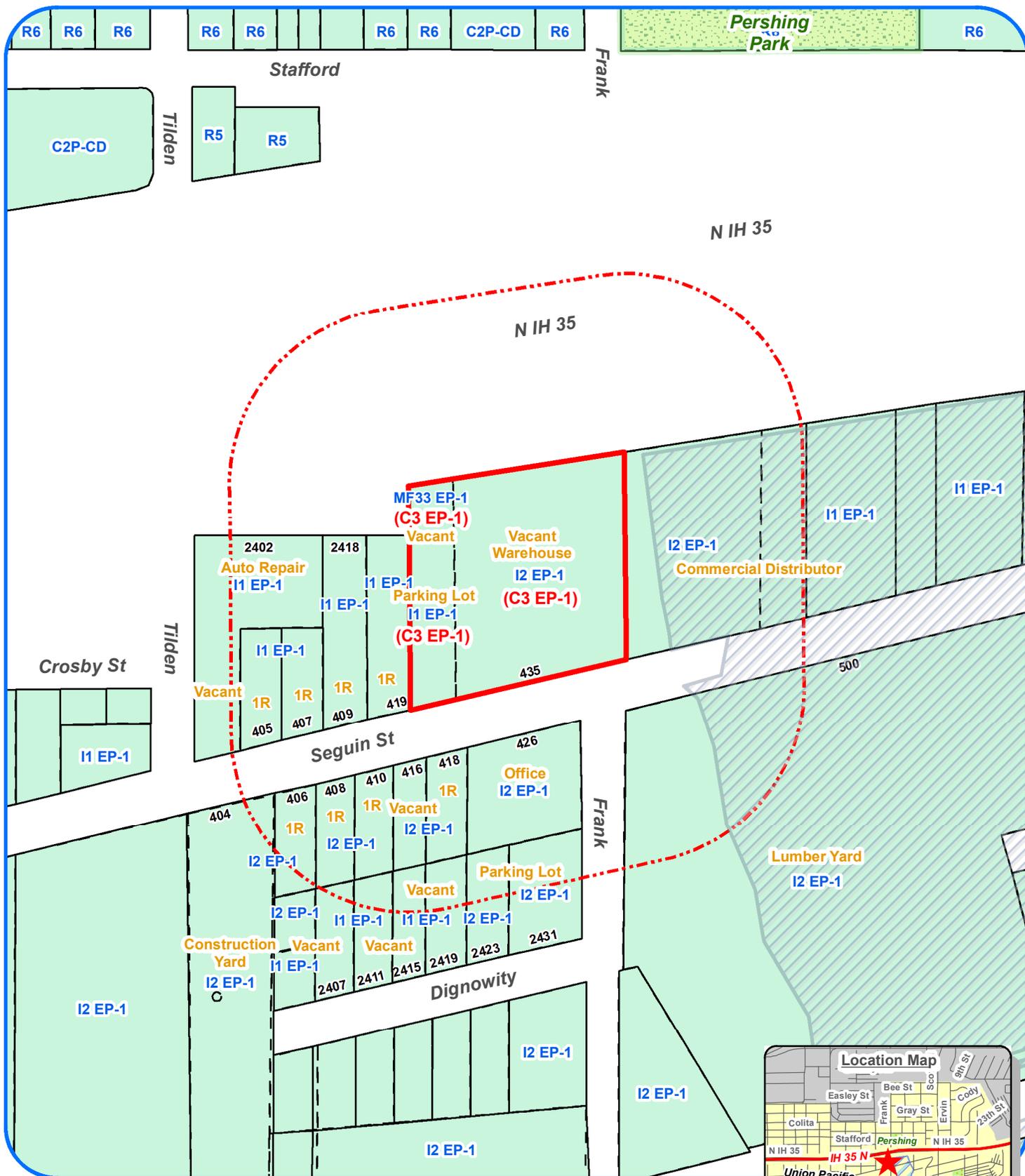
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 17.19 acres in area, large enough to accommodate the uses permitted in the "R-4" base zoning district. Without accounting for future right-of-way, the gross acreage of the subject property will allow a maximum of 189 dwelling units. The rezoning application refers to 72 proposed dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-077

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 03140 - BLOCK 008 - LOT 17, 18,19,20, Remaining portions of 6,7,8,9, and 0.255 acre of Frank St. R.O.W.

Legend	
Subject Properties	(1.258 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
 (1/28/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014077
Hearing Date: February 18, 2014
Property Owner: Jay Khadem
Applicant: Jay Khadem
Representative: Jay Khadem
Location: 435 Seguin Street
Legal Description: Lots 17, 18, 19 and 20, the remaining portions of Lots 6, 7, 8 and 9, Block 8, NCB 3140 and 0.255 of an acre out of the former Frank right-of-way
Total Acreage: 1.2583
City Council District: 2
Case Manager: Ernest Brown, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control-1 Airport Hazard Overlay District, "I-1 EP-1 AHOD" General Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District and "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District

Requested Zoning: "C-3 EP-1 AHOD" General Commercial Facility Parking/Traffic Control-1 Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Planning Team: Government Hill Neighborhood Plan (10)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "L" First Manufacturing District, "C" Apartment District and "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2" Heavy Industrial District, "MF-33" Multi-Family District and "I-1" General Industrial District, respectively. The property was developed in 1960 as a commercial garage/warehouse measuring 13,200 square feet and an office measuring 1,800 square feet. The subject property contains multiple platted lots (Volume 105, Page 132 of the Deed and Plat Records of Bexar County, Texas), the remaining portions of platted lots resulting from the construction of Interstate 35, and a vacated portion of right-of-way.

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

Adjacent Base Zoning and Land Uses

Direction: East, Southeast and South

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

Current Land Uses: Distribution Center, Lumber Yard, Office and Parking

Direction: Southwest and West

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

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

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

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Interstate Highway 35 and Access Road

Existing Character: Expressway; Six-lane divided highway with single-direction three-lane access roads

Proposed Changes: None known

Thoroughfare: Seguin Street and Frank Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Seguin Street with a bus stop near 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 typically are determined by the type of use and building size. The rezoning application refers to a Limousine Service.

In accordance to the City of San Antonio's Unified Development Code, there is no minimum or maximum parking space requirement for limousine service uses. However, the subject property includes significant area for parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Government Hill Neighborhood Plan and is currently designated as Light Industrial in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes many single-family residences as well as heavy industrial uses; neither of which is consistent with the adopted land use designation.

3. Suitability as Presently Zoned:

The subject property is split-zoned in a manner that creates obstacles to adaptive reuse or redevelopment of the property. The existing "I-1" district is appropriate for the property and is consistent with the adopted land use plan. The existing "MF-33" and "I-2" districts are not consistent with the adopted land use plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

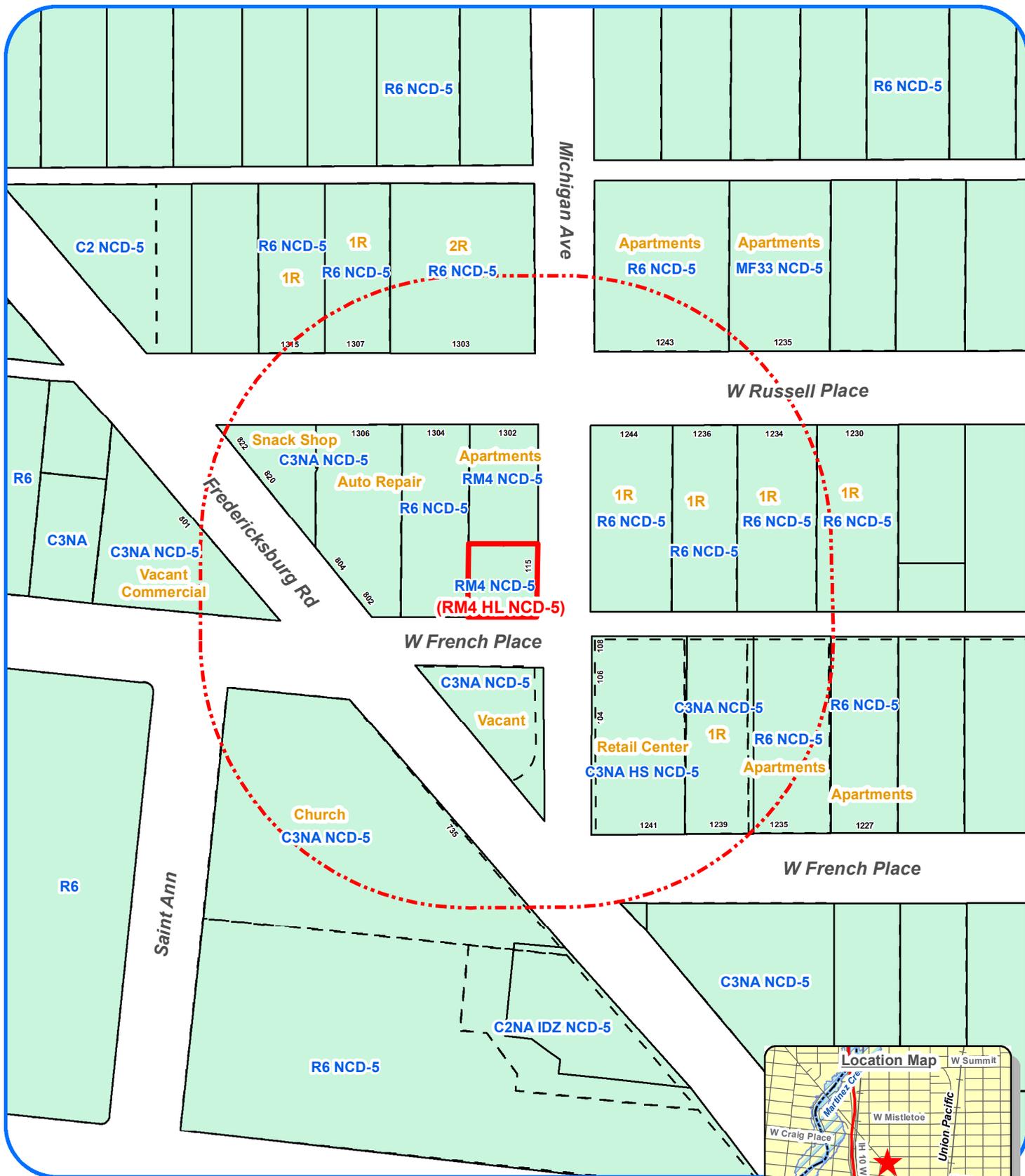
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 1.2583 acres in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed with a large warehouse structure and parking area.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-078 HL

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01872 - BLOCK 048 - LOT S.44 FT of 5 and 6

- Legend**
- Subject Properties (0.050 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
 (1/28/2014 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014078 HL
Hearing Date: February 18, 2014
Property Owner: Jeffrey Dersh
Applicant: City of San Antonio Office of Historic Preservation
Representative: City of San Antonio Office of Historic Preservation
Location: 115 Michigan Avenue
Legal Description: The south 44 feet of Lots 5 & 6, Block 48, NCB 1872
Total Acreage: 0.0505
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "RM-4 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District.

Requested Zoning: "RM-4 HL NCD-5 AHOD" Historic Landmark Residential Mixed Beacon Hill Area Neighborhood Conservation 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Planning Team: Midtown Neighborhoods Plan-11

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "D" Apartment District. In a 1997 case, the property was rezoned to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed District. The property is not platted in its current configuration, but is developed with a commercial structure measuring approximately 2200 square feet in size that was built in 1945.

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 and West

Current Base Zoning: "RM-4", "R-6" and "C-3NA"

Current Land Uses: Apartments, Single-Family Dwellings, Auto Glass Repair, Snack Shop and a Duplex

Direction: South

Current Base Zoning: "C-3NA"

Current Land Uses: Church

Direction: East

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

Current Land Uses: Retail Center, Single-Family Dwellings and Apartments

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

The Beacon Hill Area Neighborhood Conservation District (NCD-5) 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 and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Thoroughfare: Michigan Avenue, West Russell Place and West French Place

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 95, 96, 97, 289, and 296 which operate along Fredericksburg Road, west of the subject property.

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

Parking Information: The subject property is currently developed and being used as a residence. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

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 Midtown Neighborhoods Plan and currently has split land use designations including Low Density Residential and Mixed Use.

Requests for Historic Landmark designations do not change either the existing "RM-4" base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

Approval of the "HL" designation will require an additional review process for any future exterior rehabilitation.

3. Suitability as Presently Zoned:

The current "RM-4" Residential Mixed District may be appropriate for the subject property; however it is not consistent with the Low Density Residential land use designation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed Historic Landmark designation will not alter the character of the neighborhood.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation. The structure was designed in the Mission Revival style with a flat façade, tilework and delicate scrolled Baroque doorways. It represents the proliferation of Spanish influenced Revival style commercial building constructed in the San Antonio area in the years between World War I and World War II.

7. Other Factors:

On December 18, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property owner supports this request for Historic Landmark designation.

22014078 HL



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
December 18, 2013

HDRC CASE NO: 2013-408
ADDRESS: 115 Michigan Ave.
LEGAL DESCRIPTION: NCB 1872 BLK 48 LOT S 44 FT OF 5 & 6
APPLICANT: Billy Lambert 115 Michigan Ave.
OWNER: Jeffrey Dersh
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the structure at 115 Michigan Ave.

FINDINGS:

- a. The building at 115 Michigan Ave. appears on the Sanborn map dated 1911-1950. According to that map, the building had a concrete frame with tile curtain walls.
- b. The building was constructed in 1945 as the headquarters of Burke's Wood Workers. It later housed an automotive shop.
- c. This structure is a good, intact example of the Mission Revival architectural style and contributes to the character and historic integrity of the Fredericksburg Road corridor and surrounding neighborhoods.
- d. This request is being initiated by the tenant of 115 Michigan Ave., Billy Lambert. The building's owner, Jeffrey Dersh, is in support of landmark designation of this property and has provided a letter to that effect.

RECOMMENDATION:

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Handwritten signature of Shanon Shea Miller.

Shanon Shea Miller
Historic Preservation Officer

**Statement of Significance for 115 Michigan Avenue
San Antonio, Texas**

The structure at 115 Michigan Avenue was built c.1945 as the headquarters of Burke's Wood Workers, a family owned furniture shop which also made cabinetry and other fixtures. A *San Antonio Light* newspaper article from June 30, 1947 advertises the company's move to "larger quarters." A *San Antonio Express* newspaper article from May 15, 1950 indicates that the building housed Hohmann's Automotive Services. Its use as an automotive shop represents the rise in vehicular culture

This structure was designed in the Mission Revival style with a flat façade, tilework and delicate scrolled Baroque doorways. It represents the proliferation of Spanish influenced Revival style commercial buildings constructed in the San Antonio area in the years between World War I and World War II.

This structure at 115 Michigan Avenue meets the following criteria for local landmark designation:

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6]; as an early to mid-20th century Mission Revival style commercial structure.

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]; as an early-mid 20th century automotive garage serving the increasing vehicular culture of San Antonio and the United States following World War II.

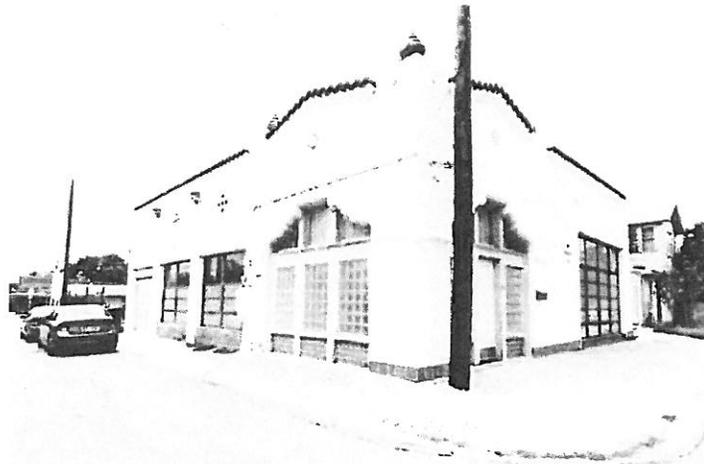
It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15]; as a Revivalist style neighborhood commercial structure located on a prominent corner.

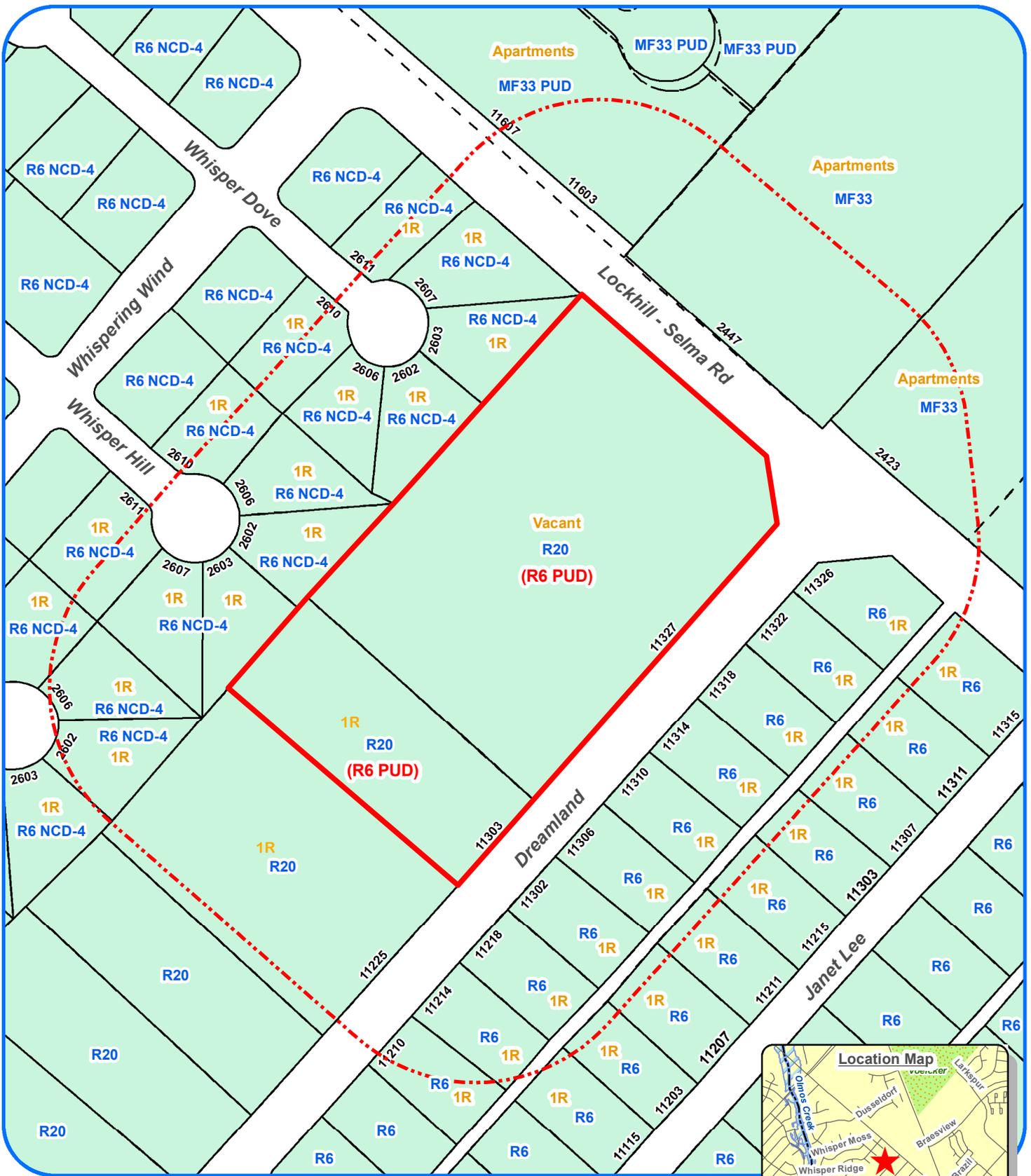
Attachment - Historic Landmark Application

Constructed in 1945 at 115 Michigan Avenue, in the Mission Revival style, the building was originally used as the headquarters of a small family business called "Burke's Wood Workers" which specialized in furniture repair, as well as the fabrication of cabinetry and fixtures. According to residents who have witnessed the building's history, the building once housed commercial businesses such as an automotive shop and a chicken coop. We believe that sometime in the 1990s a person bought the building and had the zoning changed to RM4, but what its zoning classification was before that we are unsure. In 2006 Jonathan and Heather Card purchased the building and renovated it, which retained the commercial character of the building and added additional store frontage with windows on the east end of the building.



1945





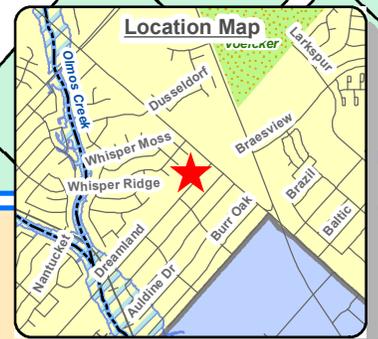
Zoning Case Notification Plan

Case Z-2014-080

Council District: 9
 School District: North East I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 11670 - BLOCK 001 - LOT 1 THRU 5

Legend

- Subject Properties ——— (4.352 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
 (1/29/2014 - R. Martinez)



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014080
Hearing Date: February 18, 2014
Property Owner: Ted and Jerelene Lee
Applicant: Ted and Jerelene Lee
Representative: P.W. Christensen, P.C. (Patrick Christensen)
Location: 11303 and 11327 Dreamland
Legal Description: Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670
Total Acreage: 4.352
City Council District: 9
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-20" Residential Single-Family District

Requested Zoning: "R-6 PUD" Residential Single-Family Planned Unit Development 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 41

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September of 1952 and was originally zoned “A” Single Family Residence District. In a 1991 City-initiated large-area rezoning case, the properties were rezoned to “R-8” Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-20” Residential Single-Family District. The property consists of five lots that were platted into the current configuration in 1944 (Volume 1625, page 249 of the Deed and Plat Records of Bexar County, Texas). One of the lots is developed as a single-family dwelling measuring approximately 2,574 square feet that was built in 1975.

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

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: “R-6 NCD-4”

Current Land Uses: Single-Family Dwellings

Direction: Southwest

Current Base Zoning: “R-20”

Current Land Uses: Single-Family Dwellings

Direction: Southeast across Dreamland

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: Northeast across Lockhill-Selma Road

Current Base Zoning: “MF-33” and “MF-33 PUD”

Current Land Uses: Multi-Family Dwellings

Overlay and Special District Information: The subject property does not carry any overlay districts. The properties located to the northwest are located within in the “NCD-4” Whispering Oaks Neighborhood Conservation District. The “NCD-4” is an overlay zoning district that contains design guidelines for rehabilitation of existing residential development. Property owners, together with the Department of Planning and Community Development staff, developed the design guidelines. “NCD” guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: Lockhill-Selma Road

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

Proposed Changes: None known

Thoroughfare: Dreamland

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

Proposed Changes: None known

Public Transit: The VIA bus line 602 operates along Dreamland and VIA bus line 97 operates along Lockhill-Selma Road with a bus stop in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space per dwelling unit; there is no maximum parking allowance.

Staff Analysis and Recommendation: Approval

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

1. Consistency: The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands: Staff finds no evidence of adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning is similar to that of the surrounding residential subdivisions.

3. Suitability as Presently Zoned: The existing "R-20" zoning district may be appropriate for the subject property; however, it is not listed as a related zoning district for the Suburban Tier land use designation in the North Sector Plan. The existing zoning is, however, consistent with the other properties located along the northwest side of Dreamland.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The Planned Unit Development District is meant to provide flexibility in the planning and construction of development projects in accordance with an approved plan. The "PUD" Plan requirement is meant to protect adjacent properties and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. Properties with "PUD" zoning may not be developed without an approved "PUD" plan.

In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; while also allowing for private streets and gated entrances for new subdivisions. The "PUD" district waives minimum lot size requirements, but also reduces the overall density permitted in residential zoning districts. The district is subject to the open space requirements specified in UDC Section 35-503.

Per UDC Section 35-310(d), new subdivisions that abut an established subdivision with "R-20" zoning must provide a buffer-lot that meets the minimum lot size of the "R-20" zoning district.

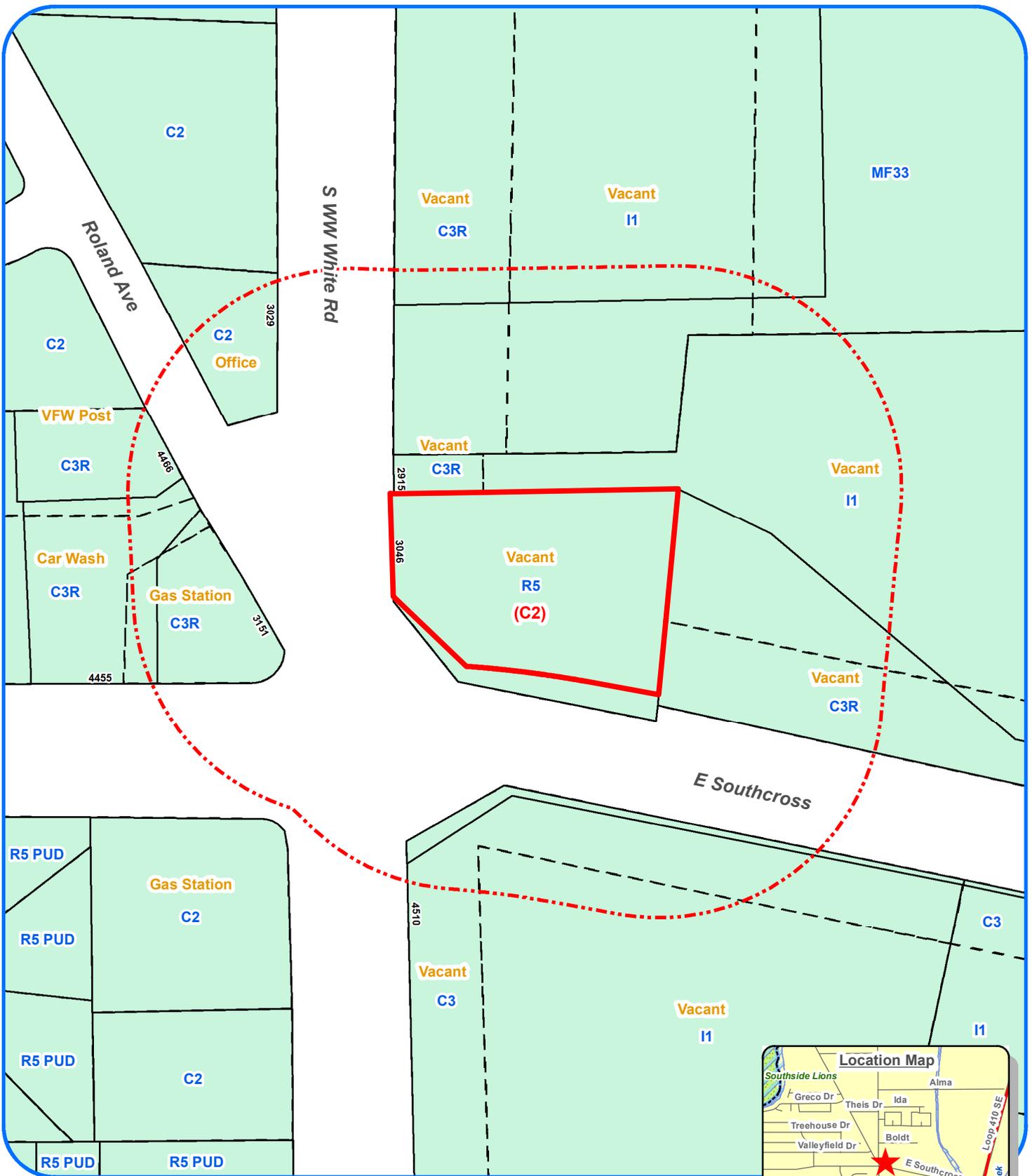
5. Public Policy: The request does not appear to conflict with any public policy objective. The North Sector Plan was adopted in August 5, 2010 and developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities.

Housing Goals and Strategies: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

6. Size of Tract: The subject property is 4.352 acres in size, which should be able to reasonably accommodate the proposed single-family development. Should the zoning change request be approved, the gross acreage of the subject property would allow a maximum of 21 dwelling units. The rezoning application refers to 15 proposed single-family residences.

7. Other Factors: According to Section 35-344(j) after "PUD" zoning is granted, a "PUD" plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy.

This property has been the subject of multiple previous zoning cases, most recently in 2008. The previous zoning request was for a similar pattern of development. In 2008, there was no adopted land use plan for the area. Staff and Zoning Commission recommended denial, and City Council denied the zoning change request. Since that time, staff analysis has been reformed to include the UDC's criteria for approval of a zoning change request. The first of seven criteria is consistency with the adopted land use plan, in accordance with the Texas Local Government Code. The North Sector Plan was adopted on August 5, 2010. The Planning Team stakeholders involved in the creation and adoption of the plan designated this area as Suburban Tier which allows for a concentrated blend of low to medium density residential, neighborhood and community commercial uses, with increased residential density and commercial intensity located along arterial thoroughfares (such as Lockhill Selma Road). The requested zoning and development pattern meets the objectives of the adopted plan.



Zoning Case Notification Plan

Case Z-2014-081

Council District: 3
 School District: East Central I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 10852 - BLOCK 000 - LOT P- 49

Legend

- Subject Properties ——— (0.903 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
 (1/29/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014081
Hearing Date: February 18, 2014
Property Owner: Betty Johnson
Applicant: Rick Thompson
Representative: Rick Thompson
Location: 3046 South WW White Road
Legal Description: Parcel 49, NCB 10852
Total Acreage: 0.903
City Council District: 3
Case Manager: Krystin Ramirez, Planning Technician
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-2" 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations: Lower Southeast Side Association; the Pecan Valley Neighborhood Association is located within 200 feet.

Planning Team: Eastern Triangle Community Plan (27)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “A” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-5” Residential Single-Family District. The subject property is not platted and is currently undeveloped.

The purpose of the rezoning request is to allow a retail store on the subject property.

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 and East

Current Base Zoning: “C-3R”, “I-1” and “MF-33”

Current Land Uses: Undeveloped land and a single-family residence

Direction: South

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Undeveloped land

Direction: West

Current Base Zoning: “C-3R” and “C-2”

Current Land Uses: Gas station, carwash, VFW facility and an office

Overlay and Special District Information: None

Transportation

Thoroughfare: South WW White Road

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

Proposed Changes: None known

Thoroughfare: East Southcross Boulevard

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 515 which operates along East Southcross Boulevard, and the 28 and 551 which operate along South WW White. Each line has stops immediately adjacent to the subject property.

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

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

Variety Store – retail: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1 space per 200 square feet GFA

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. Regional Commercial encourages retail uses located at intersections or nodes of major arterials. The Regional Commercial designation is most appropriate for large-acreage lots on major thoroughfares where uses can serve the extended region.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's frontage along South WW White Road, at the intersection with East Southcross Boulevard.

3. Suitability as Presently Zoned:

The "R-5" base zoning district is not appropriate for the subject property due to the property's location and surrounding pattern of zoning/development. Residential development on the property is not likely.

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 0.903 acres in size, which should reasonably accommodate the uses permitted in "C-2" and required parking.

7. Other Factors:

None.

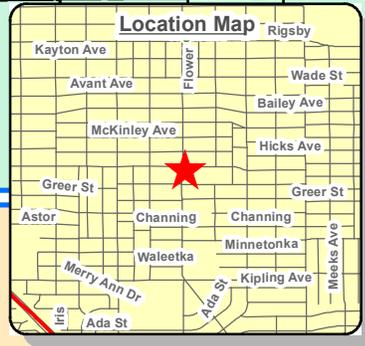


Zoning Case Notification Plan

Case Z-2014-083 HL

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06869 - BLOCK 003 - LOT N 142 FT OF E 39.4 FT OF 1 & N 142 FT OF 2

- Legend**
- Subject Properties (0.299 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
 (1/30/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014083 HL

Hearing Date: February 18, 2014

Property Owner: Yvonne Flores Anderson

Applicant: City of San Antonio, Office of Historic Preservation

Representative: City of San Antonio, Office of Historic Preservation

Location: 2106 Steves Avenue

Legal Description: The north 142 feet of the east 39.4 feet of Lot 1 and the north 142 feet of Lot 2, Block 3, NCB 6869

Total Acreage: 0.2999

City Council District: 3

Case Manager: Krystin Ramirez, Planning Technician

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations: Southeast Citizens Committee and Highland Park Neighborhood Association

Planning Team: Highlands Community Plan (62)

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is not platted in its current configuration, but is developed with a single-family residence that was built in 1939.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "R-4" and "R-5"

Current Land Uses: Single-family residences

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

Transportation

Thoroughfare: Steves Avenue

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

Proposed Changes: None known

Thoroughfare: South Gevers Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 32 and 232 operate along Steves Avenue.

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

Parking Information: The subject property is currently developed and being used as a residence. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Highlands Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

3. Suitability as Presently Zoned:

The "R-4" base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

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

7. Other Factors:

On December 18, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The four criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

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



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
December 18, 2013**

HDRC CASE NO: 2013-403
ADDRESS: 2106 Steves Ave.
LEGAL DESCRIPTION: NCB 6869 BLK 3 LOT N 142 FT OF E 39.4 FT OF 1 & N 142 FT OF 2
APPLICANT: Judith Anderson Hartmann 2426 Rockaway Lane
OWNER: Yvonne Flores Anderson
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the home at 2106 Steves Avenue. The house was completed in 1939 and was the home of John T. and Elsie Eckel Flores and their family.

FINDINGS:

- a. The house at 2106 Steves Avenue was completed in 1939 and was the home of John T. and Elsie Eckel Flores and their family. The house was designed by Mr. Flores and he did much of the work on the house himself.
- b. The house has a bungalow form and the stone reflects the many WPA stone structures in San Antonio built during the World War II era. The house, detached garage and surrounding walls were constructed with cut stone that was brought in by Mr. Flores from Graytown, just south of San Antonio near Floresville. Mr. Flores also designed the unique rear porch which retains its original cedar posts.
- c. The house contains multiple entrances which allowed the house to be opened as a small boarding house to local servicemen and their families during World War II. The house has been continuously occupied by the Flores family since its construction.
- d. The Flores House has seen little alterations and has been well maintained with high integrity.
- e. The Flores House meets more than the three required criteria for landmark designation, as per the UDC Section 35-607(b).

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

COMMISSION ACTION:

Approved as submitted based on findings a through c.

Shanon Shea Miller
Historic Preservation Officer

**Statement of Significance
for
2106 Steves Avenue
San Antonio, Texas**

The house at 2106 Steves Avenue was completed in 1939 and was the home of John T. and Elsie Eckel Flores and their family. The house was designed by Mr. Flores and he did much of the work on the house himself.

The house has a bungalow form and the stone reflects the many WPA stone structures in San Antonio built during the World War II era. The house, detached garage and surrounding walls were constructed with cut stone that was brought in by Mr. Flores from Graytown, just south of San Antonio near Floresville. Mr. Flores also designed the unique rear porch which retains its original cedar posts.

The house contains multiple entrances which allowed the house to be opened as a small boarding house to local servicemen and their families during World War II. The house has been continuously occupied by the Flores family since its construction.

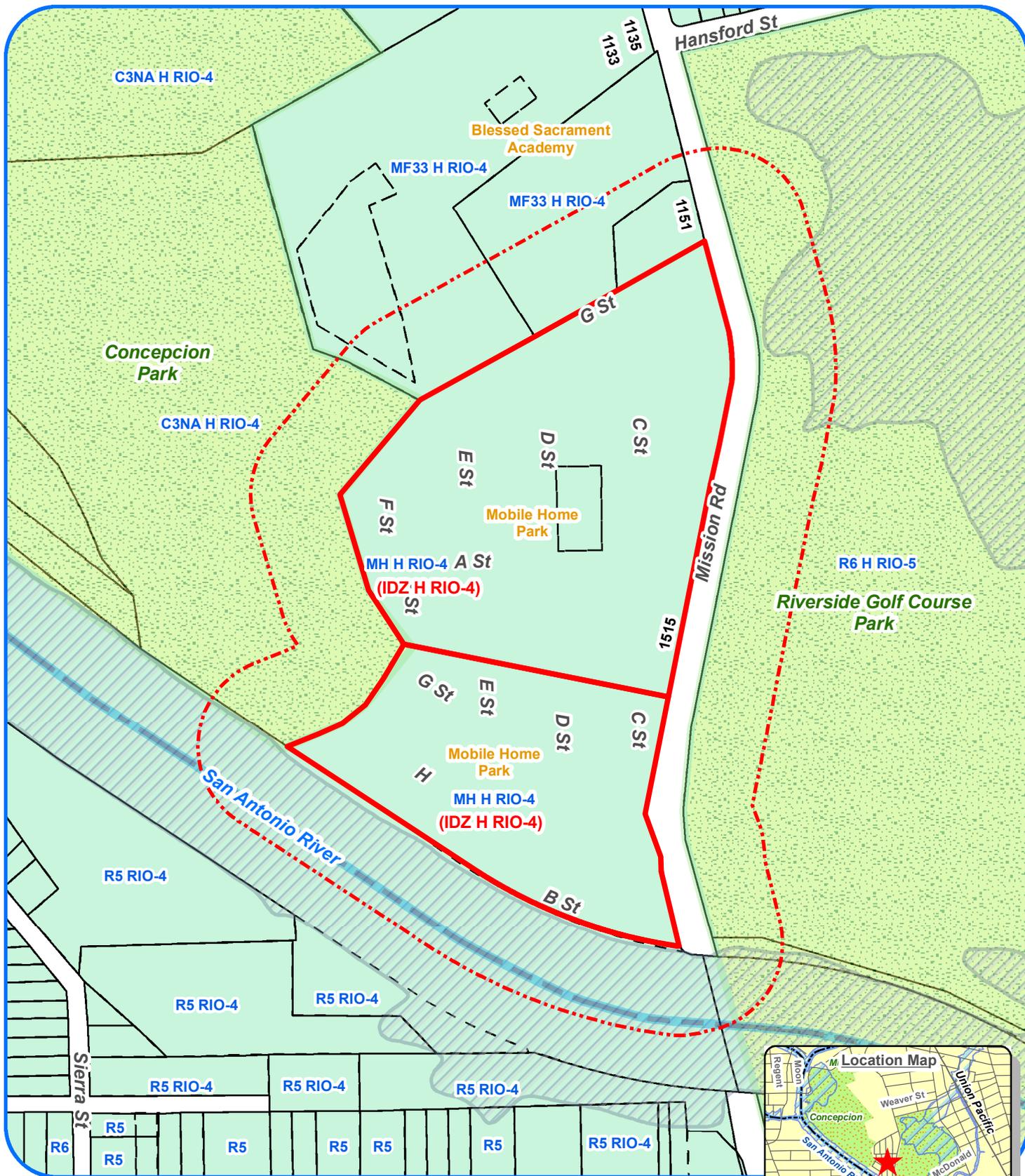
The property at 2106 Steves meets the following criteria for local landmark designation:

Its value as a visible reminder of the cultural heritage of the community, or national event [35-607(b)1]; as a boarding house for servicemen during World War II.

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]; as a unique bungalow style house constructed in local stone.

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

Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8]; as a home designed and built by the owner in stone.



Zoning Case Notification Plan

Case Z-2014-085

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 00020 & 00024 - BLOCK 000 - LOT: 22, 22B, 22C, 22D, 37 & P-100A

Legend	
Subject Properties	(20.763 Acres)
200' Notification Area	(Dotted Red 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
 (1/30/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014085

Hearing Date: February 18, 2014

Property Owner: Mission Trails SA MHC, LLC (by Christopher Scott Van Ranshorst, Manager, American Family Communities, LLC, Manager)

Applicant: White-Conlee Builders, Ltd. (by John C. White, Director, White-Conlee Development Corp., General Partner)

Representative: Kaufman & Killen, Inc.

Location: 1515 Mission Road

Legal Description: 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24

Total Acreage: 20.763

City Council District: 3

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "MH H RIO-4 AHOD" Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District

Requested Zoning: "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, 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: South Central Planning Team - 16

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

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "F" Local Retail District. In a 1985 case, the subject property was rezoned to "R-4" Mobile Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MH" Manufacturing Housing Mission District. The 20.763-acre tract was developed in 1970 with a Manufactured Home Park. The subject property includes a mix of platted and unplatted areas.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: School

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Golf Course

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: 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.

The surrounding properties are located in the Mission Historic District. 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.

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

Transportation

Thoroughfare: Mission Road

Existing Character: Collector; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 42 and 242, which operate along Mission Road north of the subject property. The nearest stop is located at the intersection of Hansford Street and Mission Road.

Traffic Impact: The Infill Development Zoning District (IDZ) is exempt from the Traffic Impact Analysis (TIA) requirements per the Unified Development Code (UDC) Section 35-502 (b) (1).

Parking Information: Off-street vehicle parking requirements are typically determined by type and size of the use. The zoning application refers to multi-family and commercial uses.

Multi-family residential uses require a minimum of 1.5 and a maximum of 2 parking spaces per dwelling unit. Commercial uses typically require 1 parking space per 200 or 300 square feet of Gross Floor Area.

UDC Section 35-343 (k) waives the parking requirement for properties with "IDZ" zoning.

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 South Central San Antonio Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "IDZ " base zoning district is not consistent with the adopted future land use designation. The applicant has initiated a Comprehensive Master Plan Amendment to change the future land use designation to Mixed Use, along with a text amendment to include "IDZ" as a related zoning district.

The Mixed Use designation provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices and retail establishments with high-density residential 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. Although the requested "IDZ" district waives many development standards in an effort to encourage the redevelopment of under-utilized properties, new development on the subject property will be reviewed for compliance with both the Mission Historic District and the River Improvement Overlay-4 District.

3. Suitability as Presently Zoned: The existing "MH" Manufactured Home District is not consistent with the Low Density Residential land use designation which calls for single-family residences on individually platted lots. The existing manufactured home park consists of multiple units on a single parcel. The "MH" district also allows those uses permitted in the "RM-4" district, which also is not consistent with the Low Density Residential land use designation.

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: Should the requested plan amendment be approved, the zoning request does not appear to conflict with any public policy objectives.

UDC Section 35-670 includes design objectives for each "RIO" district. "RIO-4" includes the following objectives:

- i. Encourage urban quality mixed-use developments.
- ii. Preserve and enhance historic character as well as emphasize street scene.
- iii. Construct new development that complements nearby historic King William area but does not mimic its style.
- iv. Encourage new development in clustered nodes.
- v. Development nodes should overlook the river, or be located at major intersections.

The subject property and proposed development meet the objectives for Mixed Use development within the South Central San Antonio Community Plan as well as those of the "RIO" districts.

6. Size of Tract: The subject property measures 20.763 acres in size, which can accommodate the proposed mixed-use development.

7. Other Factors:

Pursuant to UDC Section 35-514(d)(2)(D), the applicant requests authorization for an 8-foot tall fence along the northern-most property line, where the subject property abuts Blessed Sacrament Church.

"I, Mission Trails SA MHC, LLC, the Property Owner, acknowledge that this Site Plan submitted for the purpose of re-zoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a Site Plan in conjunction with a re-zoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits."

1515 MISSION ROAD

SECOND ACCESS POINT FOR PARCEL B

SECOND ACCESS POINT FOR PARCEL A

SHARED ACCESS (PRIMARY ACCESS FOR BOTH PARCEL A & B)

PARCEL A
13.10 Acres
N.C.B. 20

PARCEL B
7.67 Acres
N.C.B. 20 & N.C.B 24

SAN ANTONIO RIVER

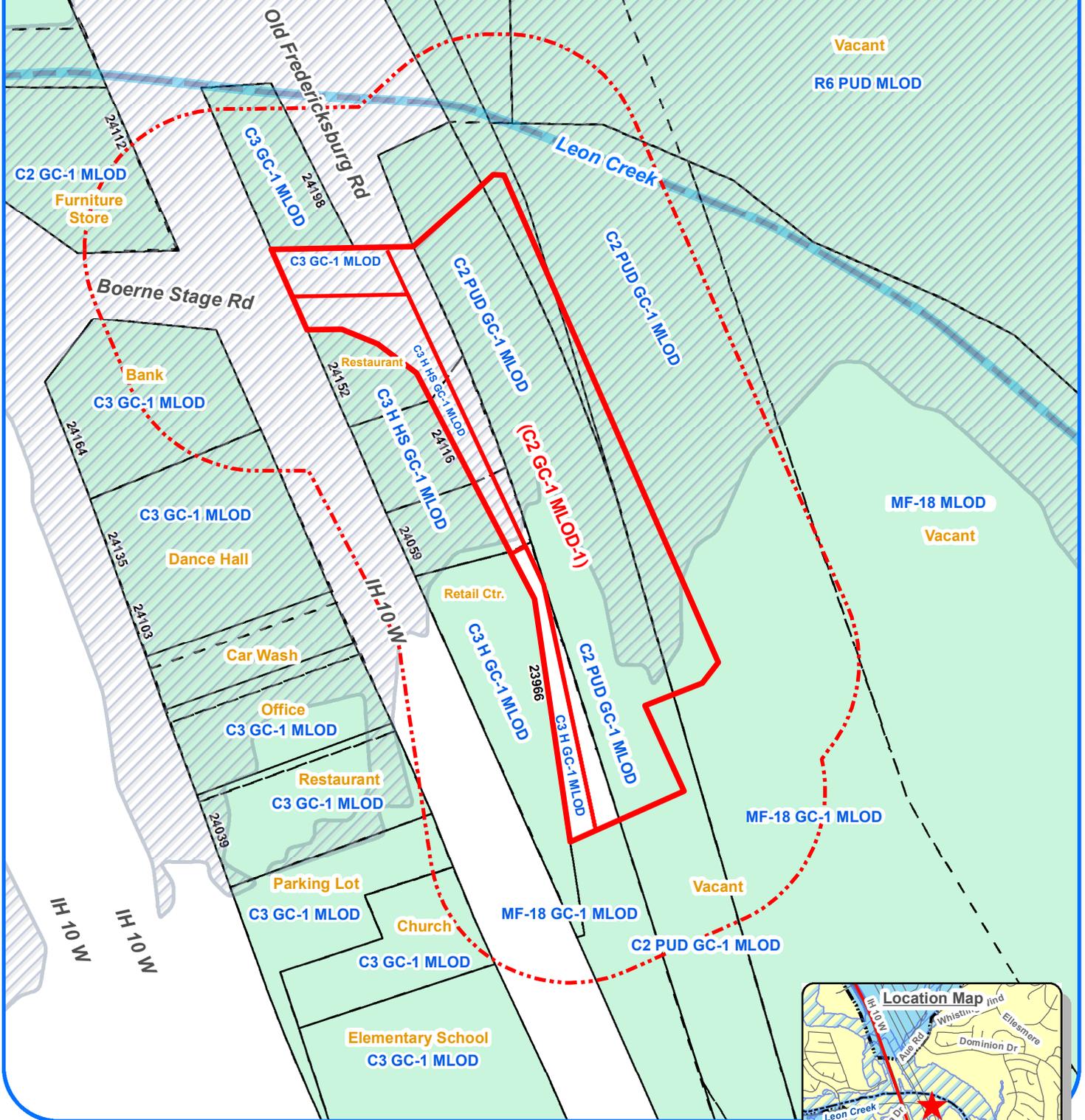
PARCEL A to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 33 units per acre.

PARCEL B to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 50 units per acre.



MISSION TRAILS SA MHC, LLC
1515 MISSION ROAD
SAN ANTONIO, TEXAS 78205
TEL: 214-343-1234
WWW.MISSIONTRAILSSA.COM

NOTE: A portion of the subject property is located within the "UC-1" overlay district. There are no proposed changes to the "UC-1", "GC-1" or "MLOD" overlay district boundaries. The rezoning request does include removal of the "PUD" and Historic overlay districts.



Zoning Case Notification Plan

Case Z-2014-087

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 34732 & 34752 - BLOCK 000 - P-2D & P-100, P-1A, P-1B, & P-1D

Legend	
Subject Properties	(4.687 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
 (2/4/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014087

Hearing Date: February 18, 2014

Property Owner: Financial Resources, Ltd. (by Richard H Luders, Manager, FRI Management LLC, General Partner)

Applicant: Susan Wright

Representative: Susan Wright

Location: A portion of the 23900, 24000 and 24100 Blocks of Interstate Highway 10 West

Legal Description: 4.687 acres out of NCB 34732 and NCB 34752

Total Acreage: 4.687

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 H HS GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 H HS UC-1 GC-1 MLOD-1" Historic Significant General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 H GC-1 MLOD-1" General Commercial Leon Springs Historic Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-3 H UC-1 GC-1 MLOD-1" General Commercial Leon Springs Historic IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Overlay Hill Country Gateway Corridor 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Dominion Homeowners Association is located within 200 feet.

Planning Team: North Sector Plan - 41

Applicable Agencies: The Camp Bullis Military Training Site and Office of Historic Preservation

Property Details

Property History: The subject property consists of former railroad and street right-of-way. The current zoning districts were applied to the property when the rights-of-way were vacated. The property took on the zoning of the surrounding properties. The property is currently being platted; however, the current split-zoning and many overlay districts have complicated the platting process.

Topography: A significant amount of the northern portion of the 4.687- acre site is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: "C-3"

Current Land Uses: Gas station, restaurants, retail stores, bank, dance hall, carwash, offices, church and elementary school

Direction: South and East

Current Base Zoning: "MF-18" and "C-2"

Current Land Uses: Undeveloped land

Overlay and Special District Information: 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.

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

The Urban Corridor District overlay strengthens the urban corridor district provisions (originally enacted in 1993) to promote the aesthetic and scenic qualities of the IH-10 West gateway to San Antonio. The standards primarily address signage, landscaping, lighting, setbacks, tree preservation, front natural buffers, building materials, utilities, fencing and screening along the corridor. Urban Corridor District designation does not require a property owner to rehabilitate an existing building or sign to conform to the standards.

Located at Interstate 10 and Boerne Stage Road near the northwestern edge of the San Antonio city limits, the Leon Springs Historic District contains three buildings that have had a significant impact on the architectural and cultural history of San Antonio's surrounding hill country communities.

Transportation

Thoroughfare: Interstate Highway 10 West Access Road

Existing Character: Access Road; one lane in each direction without curbs or sidewalks

Proposed Changes: None known

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

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

Parking Information: The zoning application refers to a proposed noncommercial parking lot. Parking lots do not carry minimum or maximum 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing split zoning is not appropriate for the subject property. The multiple base zoning districts and slivers of various overlay districts were created when the railroad and Old Fredericksburg Road rights-of-way were vacated. This rezoning request is meant to restore the original boundaries of the Dominion Planned Unit Development and the Leon Springs Historic District, while applying a single zoning district and a uniform set of development standards for the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The proposed rezoning request will allow development of a parking lot meant to serve the adjacent businesses, which have insufficient on-site parking.

5. Public Policy:

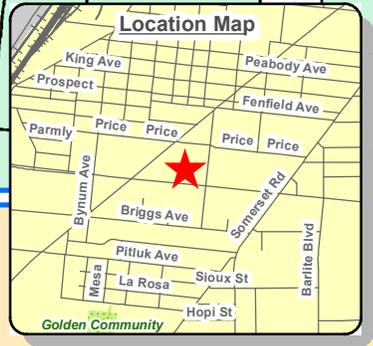
Should the request be approved, the request does not appear to conflict with any public policy objective. The subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of 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.

6. Size of Tract:

The subject property is 4.687 acres in size, and should reasonably accommodate the uses permitted in the “C-2” district.

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2014-089

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 08780 - BLOCK 004 - LOT N 440 FT OF 5 & E 11 FT OF N 440 FT OF 6

Legend	
Subject Properties	(1.027 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Box)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (2/5/2014 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014089 CD
Hearing Date: February 18, 2014
Property Owner: Estate of Maria Aelvoet (by Margaret Tschirhart and Edgar Aelvoet, Executors)
Applicant: Margaret Tschirhart
Representative: Luis and Banira Cordova
Location: 3429 Southwest Military Drive
Legal Description: The north 440 feet of Lot 5 and the east 11 feet of the north 440 feet of Lot 6, Block 4, NCB 8780
Total Acreage: 1.0278
City Council District: 4
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly/South San PUEBLO Community Plan – 33

Applicable Agencies: Joint Base San Antonio Lackland

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “LL” First Manufacturing District. In a 1977 case, the property was rezoned to “I-2” Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The subject property is not platted and is developed with a vacant commercial structure measuring 2,387 square feet in size that was constructed in 1957.

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 and East

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

Current Land Uses: Offices, Motor Vehicle Sales, Residences, Motel and Credit Union

Direction: South

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

Current Land Uses: Self Service Storage, Motor Vehicle Sales, Auto and Light Truck Repair and Gym

Direction: West

Current Base Zoning: “I-2” and “C-2 CD”

Current Land Uses: Truck Parts Resale and Motor Vehicle Sales

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

Transportation

Thoroughfare: Southwest Military Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 251 and 524 lines, which operate along Southwest Military Drive with multiple stops in the immediate proximity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a proposed auto repair facility.

Auto and Light Truck Repair: Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay; Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay.

The requisite Conditional Use site plan shows 12,398 square feet of building space and 28 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Kelly/South San PUEBLO Community Plan and currently is designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes many vehicle sales and repair facilities. The property is located along a primary arterial street that has long been developed with intense commercial uses.

3. Suitability as Presently Zoned:

The "I-2" base zoning is not consistent with the adopted land use designation. The "I-2" district is meant to accommodate industrial and manufacturing uses that are not likely compatible with the surrounding commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.0278 acres in size, which should reasonably accommodate the uses permitted in "C-2", the proposed conditional use and required parking (as shown on the requisite site plan).

7. Other Factors:

The subject property is located within the Lackland Military Influence Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. A reply of "no comment" was received.

- NOTES:
- EXISTING ZONING DISTRICT: 12
 - PROPOSED ZONING DISTRICT: C-2 CD FOR DEVELOPMENT SERVICES RECEIVED
 - SETBACKS SHOWN HEREON ARE PER EXISTING ZONING DISTRICT 1-2; PER SECTION 35-310, TABLE 310-1, THERE ARE NO BUILDING SETBACKS FOR PROPOSED ZONING DISTRICT C-3 FOR LOT LINES WHICH ABUT RESIDENTIAL OR RESIDENTIAL USE ZONING DISTRICTS.
 - INTENDED USE OF PROPERTY: GENERAL COMMERCIAL - AUTOMOTIVE REPAIR
 - THE BASIS OF BEARINGS IS THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST MILITARY DRIVE AS SHOWN ON THE PLAT OF SOMERSET PLACE - UNIT 1, RECORDED IN VOLUME 9571, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES RECEIVED
 AUTO AND LIGHT TRUCK REPAIR
 2014 JAN 29 PM 4:07

LOT COVERAGE - EXISTING

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	2,387 SQ.FT.
ASPHALT DRIVE	4,035 SQ.FT.
ASPHALT PARKING	1,974 SQ.FT.
CONC. WALKS	1,319 SQ.FT.
CONC. APRONS	306 SQ.FT.
CONC. CURB	314 SQ.FT.

LOT COVERAGE - FUTURE

TOTAL LOT AREA	44,953 SQ.FT.
BLDG. FOOTPRINT	10,011 SQ.FT.
ASPHALT DRIVE	13,884 SQ.FT.
ASPHALT PARKING	3,584 SQ.FT.
CONC. WALKS	NONE
CONC. APRONS	NONE
CONC. CURB	NONE

OCCUPANY: 'B' - BUSINESS
 ALLOWABLE BLDG. AREA: 23,000 SF
 PARKING ANALYSIS: (12,398 SF)
 REQUIRED: 1:500 MIN
 REGULAR SPACES: 24 SPACES
 ADA SPACES: 1 SPACE
 TOTAL: 25 SPACES
 PROVIDED:
 REGULAR SPACES: 27 SPACES
 ADA SPACES: 1 SPACE
 TOTAL: 28 SPACES

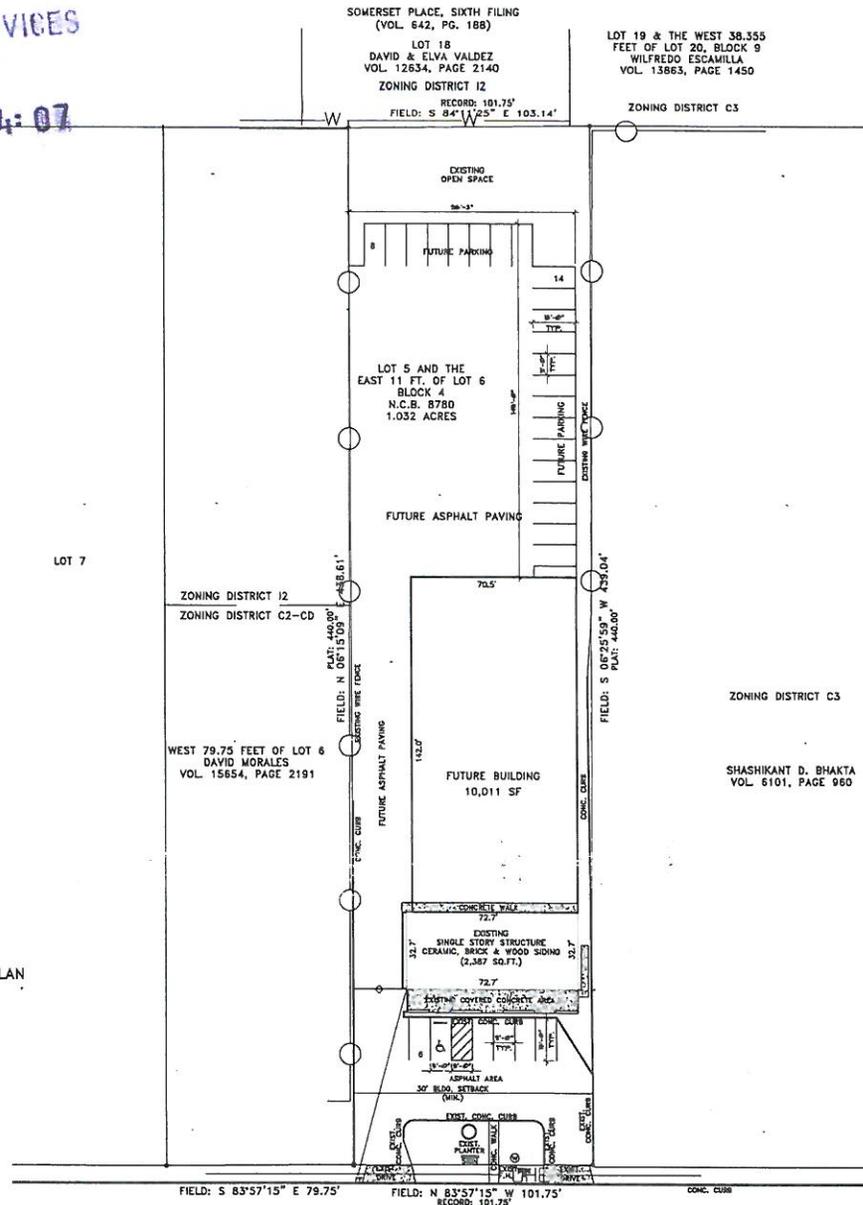
Estate of Maria Aelvoet
 Margaret Tschirhart
 "I, Edgar Aelvoet, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERANCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

01 SITE PLAN

SCALE: GRAPHIC



NORTH



S. W. MILITARY DRIVE
 (100' RIGHT-OF-WAY)
 (SOUTH LDDP 13)
 (PLATTED AS ARBOR BEACH DRIVE)

SITE PLAN
 3429 SW MILITARY DR.
 SAN ANTONIO, TX 78229

DATE: 01/29/14
 PROJECT: 3429 SW MILITARY
 SHEET:

SP1

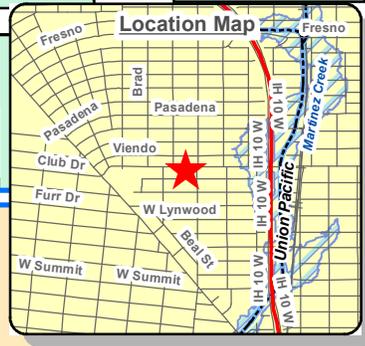


Zoning Case Notification Plan

Case Z-2014-090

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02798 - BLOCK 080 - LOT 10

- Legend**
- Subject Properties (0.126 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
 (2/5/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014090
Hearing Date: February 18, 2014
Property Owner: Arnold C. Uribe
Applicant: Arnold C. Uribe
Representative: Arnold C. Uribe
Location: 1618 West Hildebrand Avenue
Legal Description: Lot 10, Block 80, NCB 2798
Total Acreage: 0.1263
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-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "NC AHOD" Neighborhood 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Keystone Neighborhood Association; Los Angeles Heights Neighborhood Association is located within 200 feet.

Planning Team: Near Northwest Community Plan (18)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property contains a two-family residence that measures 1046 square feet and was built in 1940.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: "C-1", "R-4" and "C-2"

Current Land Uses: Offices, single-family residences, daycare, television repair and a church

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

Transportation

Thoroughfare: West Hildebrand Avenue

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

Proposed Changes: None known

Thoroughfare: Buckeye and West Lullwood Avenue

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 509 and 651 operate along West Hildebrand Avenue.

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

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

Electronic Equipment – Repair: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "NC" base zoning district is consistent with the adopted land use designation. Neighborhood Commercial encourages professional services and small-scale retail uses located where an existing commercial area has been established to serve the immediate surrounding residential neighborhood.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes many light commercial and neighborhood commercial uses. The property is located along a Secondary Arterial Type B. This portion of Hildebrand Avenue was originally developed with residential uses; however, the area has been transitioning to small offices and retail stores.

3. Suitability as Presently Zoned:

The "R-4" base zoning district is not consistent with the adopted land use designation. The current zoning is not appropriate for the subject property given the surrounding pattern of zoning and development.

4. Health, Safety and Welfare:

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

5. Public Policy

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

6. Size of Tract:

The subject properties total 0.1263 of an acre in size, which should reasonably accommodate the uses permitted in "NC". The small size of the property will serve to limit the scale and intensity of any future commercial use.

7. Other Factors:

None.