

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, February 3, 2015
12:45 PM

ZONING COMMISSIONERS

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

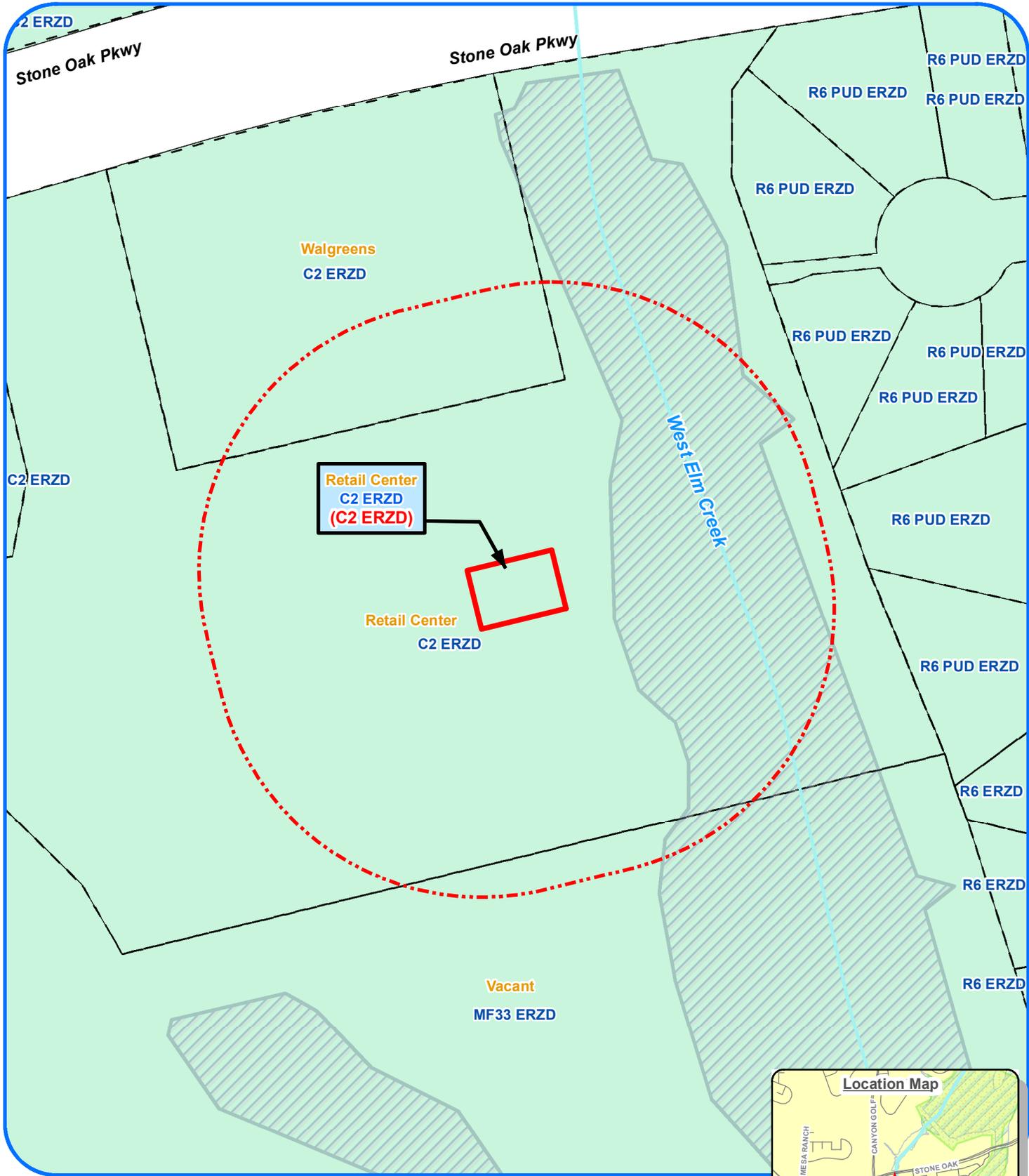
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for February 3, 2015.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of January 20, 2015 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2015073 S ERZD (Council District 9):** A request for a change in zoning from “C-2 MLOD ERZD” Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “C-2 S MLOD ERZD” Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Animal Clinic on a 0.067 of an acre out of Lot 4, Block 3, NCB 17601; 20210 Stone Oak Parkway.
7. **ZONING CASE NUMBER Z2015077 S ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3 S ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Motor Vehicle Sales and Tire Repair - Auto and Small Truck (Sales/Install ONLY, No Mechanical Service Permitted) on 4.563 acres out of Lot 1, Block 2, NCB 15671; 2106 East Sonterra Boulevard and 2103 North Loop 1604 East.
8. **ZONING CASE NUMBER Z2014219 (Council District 3):** A request for a change in zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-2 NA MC-2 AHOD” Commercial Nonalcoholic Sales South Presa Metropolitan Corridor Airport Hazard Overlay District on 1.875 acres out of NCB 10920 on a portion of the 9000 Block of South Presa.

9. **ZONING CASE NUMBER Z2015005 CD (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on 0.53 acres out of Lot 1, Block H, NCB 6021; 400 Elvira Street.
10. **ZONING CASE NUMBER Z2015047 (Council District 5):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot on Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229; 4844 West Commerce Street and 106 South San Dario.
11. **ZONING CASE NUMBER Z2015056 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2P” Commercial Pedestrian District and “RM-4” Residential Mixed District on Lot 12, NCB 2569; 316 East Cevallos.
12. **ZONING CASE NUMBER Z2015058 (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-5 AHOD” Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Residential Single Family Uses on 0.064 acres out of Lot 18, NCB 3082; 201 Hickman Street.
13. **ZONING CASE NUMBER Z2015061 CD (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a conditional use for Cabinet Manufacturing and Repair on Lot 42, Block 32, NCB 15275; 5715 Five Palms Drive.
14. **ZONING CASE NUMBER Z2015055 (Council District 2):** A request for a change in zoning from “C-1 H AHOD” Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to “IDZ H AHOD” Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “C-2P” Commercial Pedestrian District on Lots 16-17, Block 8, NCB 583; 309 North Hackberry Street and 527 Center Street.
15. **ZONING CASE NUMBER Z2015062 (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 11 & 12, Block 119, NCB 8849; 1603 and 1607 West Hermosa.
16. **ZONING CASE NUMBER Z2015067 (Council District 2):** A request for a change in zoning from “H R-6 AHOD” Residential Single Family Dignowity Hill Historic Airport Hazard Overlay District to “H IDZ AHOD” Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre on Lot 5 Block 22 NCB 537; 422 Hays Street
17. **ZONING CASE NUMBER Z2015071 (Council District 2):** A request for a change in zoning from “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and “MF-33 IH-1 AHOD” Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District to “I-1 IH-1 AHOD” General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 1 Block 17, NCB 13778; 10026 N IH 35.
18. **ZONING CASE NUMBER Z2015076 HL (Council District 2):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 HL AHOD” Residential Single-Family Historic Landmark Airport Hazard Overlay District on the South 45 feet of Lot 16, Block 5, NCB 6004; 614 North Palmetto.

19. **ZONING CASE NUMBER Z2015078 (Council District 8):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2NA” Commercial Nonalcoholic Sales District on 0.1622 acres (7,067 square feet) out of NCB 14702 on a portion of the 9500 Block of Huebner Road.
20. **ZONING CASE NUMBER Z2015079 (Council District 10):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and “C-3R MC-3 AHOD” General Commercial Restrictive Alcohol Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District on Lot 23, Block 34, NCB 9073; 1253 Austin Highway.
21. **ZONING CASE NUMBER Z2015080 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 12 residents on Lots 14 and 15, Block 107, NCB 7205; 1013 Clower Street.
22. **ZONING CASE NUMBER Z2015081 CD (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage on 3.004 acres out of NCB 18226; 11460 I-10 E.
23. **Director’s Report**
24. **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.
25. **ADJOURNMENT.**

Accessibility Statement

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



Retail Center
C2 ERZD
(C2 ERZD)

Retail Center
C2 ERZD

Vacant
MF33 ERZD



Zoning Case Notification Plan

Case Z-2015-073 S ERZD

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 17601 - BLOCK 003 - LOT 0.067 Acres out of Lot 4

- Legend**
- Subject Properties (0.067 Acres) —
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain ▨▨▨▨▨▨▨▨▨▨
 - Single Family Residential **1R**
 - San Antonio City Limits ▨▨▨▨▨▨▨▨▨▨



Development Services Dept
 City of San Antonio
 (12/17/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015073 S ERZD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: SOE Retail, Ltd

Applicant: Lili Veterinary Hospital, PLLC

Representative: Kaufman & Killen, Inc.

Location: 20210 Stone Oak Parkway

Legal Description: A 0.067 of an acre out of Lot 4, Block 3, NCB 17601

Total Acreage: 0.067

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: North Sector Plan - 39

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed on December 31, 1997 by Ordinance #86866 and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District. The subject property was part of a larger property that was platted in 2005, Plat No. 04175 (volume 9567, page 14 of the Deed and Plat Records of Bexar County, Texas). The property was further subdivided under Plat No. 070661 (volume 9579, page 170 of the Deed and Plat Records of Bexar County, Texas). The portion of the property that is the subject of this application was surveyed and described in the field notes prepared by Pape-Dawson Engineers, Inc. on December 9, 2014, Job No. 9411-14.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: "R-6 PUD ERZD"

Current Land Uses: Drainage Easement and Single-Family Residences

Direction: South

Current Base Zoning: "C-2 MLOD ERZD"

Current Land Uses: Vacant

Direction: West across Evans Road

Current Base Zoning: "C-2 MLOD ERZD"

Current Land Uses: Vacant

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

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

Transportation

Thoroughfare: Stone Oak Parkway

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction separated by a landscaped median, with sidewalks.

Proposed Changes: None known

Thoroughfare: Evans Road

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction separated by a landscaped median.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 648, which operates from Loop 1604 at Sonterra Boulevard and up to Stone Oak Parkway at Huebner Road.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. Multiple commercial uses already exist for the subject property and parking requirements have been met and are sufficient for the proposed zoning classification.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning classification and would not allow the operation of an animal clinic on the property.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic 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 proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District is consistent with the adopted land use plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San

Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

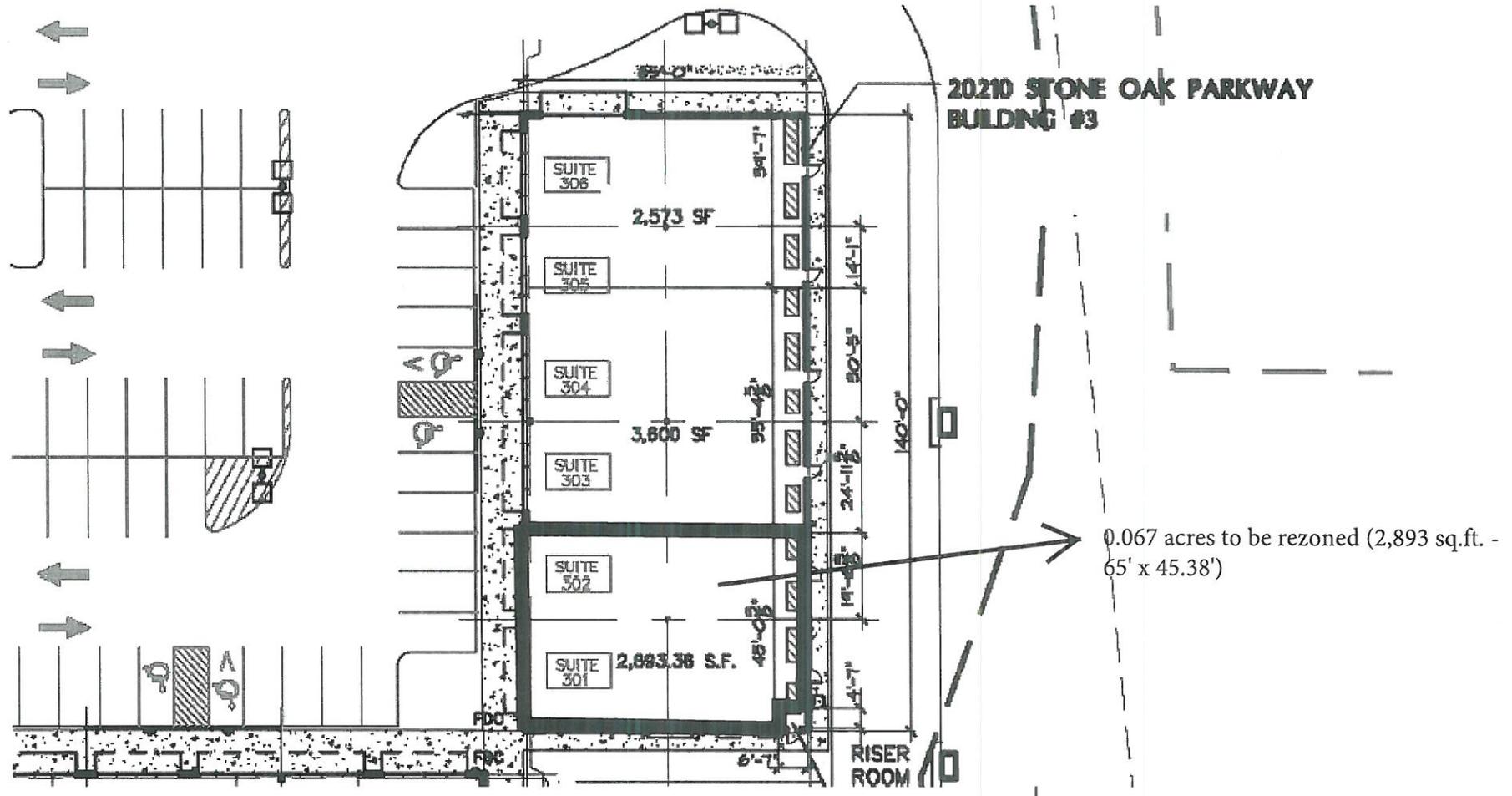
6. Size of Tract:

The subject property is 0.067 acres in size and should reasonably accommodate the proposed specific use of an animal clinic and meet the required parking.

7. Other Factors:

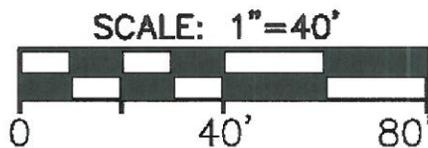
Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that any future development on the property after the zoning classification has been changed, must be restricted as stated in the environmental section of their SAWS dated January 15, 2015.

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



NOTES

1. Property - the property is 0.067 acres out of Lot 4, Block 3, NCB 17601.
2. Zoning - The Property is currently zoned C-2 ERZD MLOD. The proposed zoning for the 0.067 acre site is C-2 ERZD MLOD with a Specific Use Authorization for an Animal Clinic.
3. Impervious Cover - the impervious cover is 100%.
4. Setbacks and Buffers - the Property is part of a larger retail center. The retail center complies with setbacks and buffering requirements.
5. Parking - Animal Clinics require 1 parking space per employee. Adequate parking is provided in the retail center.
6. Property Owner Statement - "I, SOE Retail, Ltd., the property owner, acknowledge that this site plan submitted for the purpose of rezoning the property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."



82091087

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

2015 JAN 15 PM 1:13
WATER PROTECTION & COMPLIANCE DEPARTMENT

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2015073 (Animal Clinic)

Date: January 15, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 0.067-acre tract located on the city's northeast side. A change in zoning from **C-2 ERZD MLOD** to **C-2 S MLOD ERZD** is being requested by the applicant, Kaufman & Killen, Inc., by Ashley Farrimond. The change in zoning has been requested to allow for the development of an animal clinic. The property is classified as a Category 1.

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

LOCATION

The subject property is located in City Council District 9, located at 20210 Stone Oak Parkway, suites 301 & 302. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD MLOD to C-2 S MLOD ERZD in suites 301 & 302 (2,893 sq. ft.) and will allow an animal clinic in an existing retail center.

2. Surrounding Land Uses:

Undeveloped property borders to the south of the retail center. The eastside of the subject property is bound by the Springs at Stone Oak neighborhood. Stone Oak Parkway borders the northern portion of the property and Evans Road to the west.

3. Water Pollution Abatement Plan:

A WPAP file for the property under the name of Evans Road/Stone Oak Parkway (SEC) had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on June 14, 2004.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on January 8, 2015, 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 a commercial lot within a currently existing strip shopping center, approximately 0.067 acres in area. The site was observed to be bounded on the north by Stone Oak Parkway; on the south by a vacant property; on the east by single-family residential properties, and on the west with Evans Road. The subject site was observed to have been constructed as a commercial retail property and to be covered in concrete and asphalt with no exposed bedrock.

The site appeared to slope slightly to the east. Stormwater occurring on the subject site would drain to the east into the adjacent concrete lined drainage channel and into Mud Creek.

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

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick. This member produces moderate amounts of water, and includes moderate porosity but intermediate or lower permeability, and has a moderate environmental sensitivity.

The subject site was observed to be developed as an existing retail commercial property, covered in concrete and asphalt with no exposed bedrock. No other sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Any biological or hazardous waste that is generated on site which needs to be disposed of properly.

2. The proper storage of any biological, hazardous, or medical chemicals and disposal of waste from the requested use.

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. No additional impervious cover shall be added to the existing retail center.
2. Any biological or hazardous waste that is generated on site shall be disposed of in accordance with federal, state, and local guidelines.
3. All biological, hazardous, or medical chemicals on site shall be stored in accordance with federal, state, and local guidelines.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing

Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendations

1. 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.
2. 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.
3. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

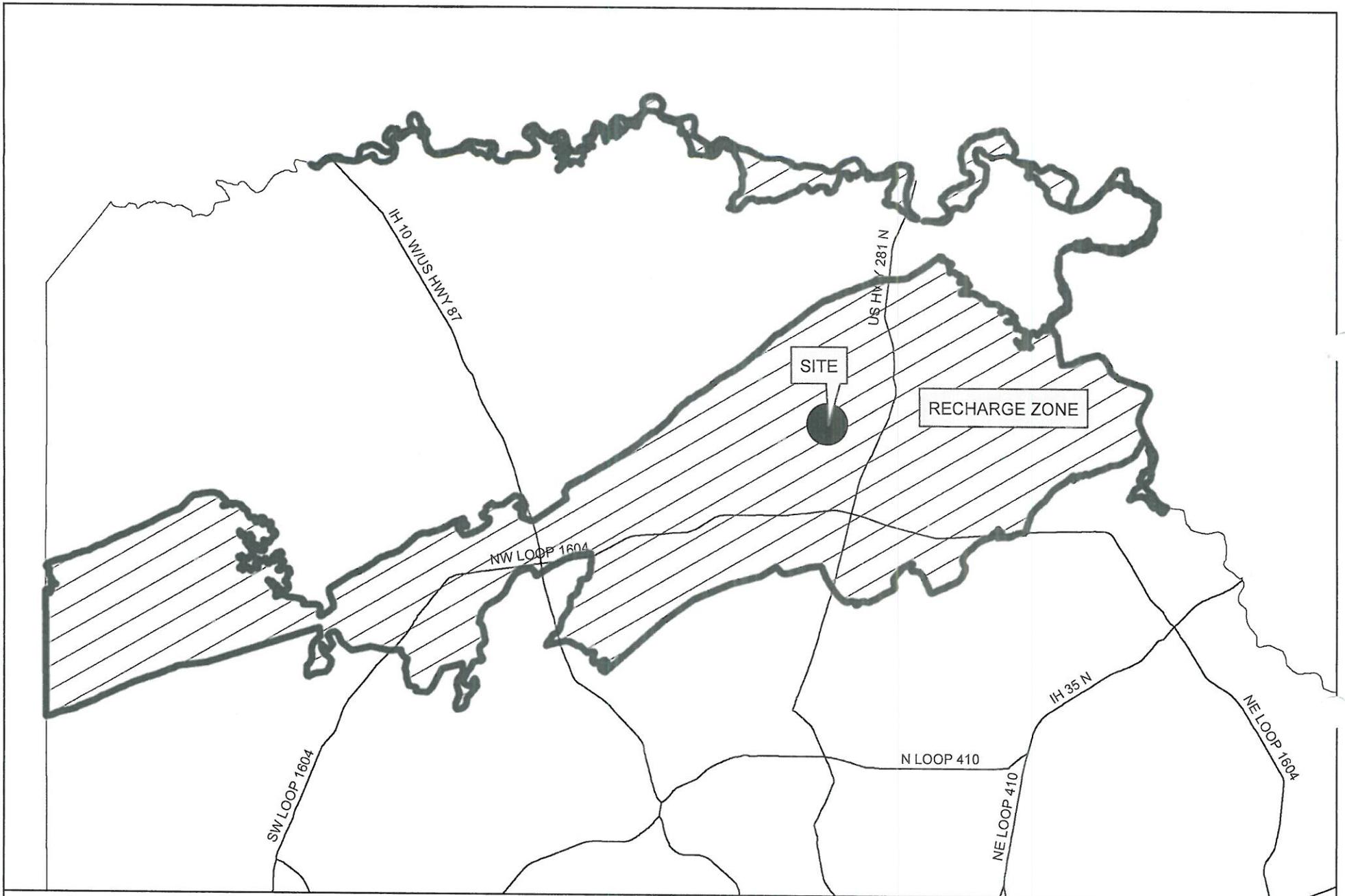


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

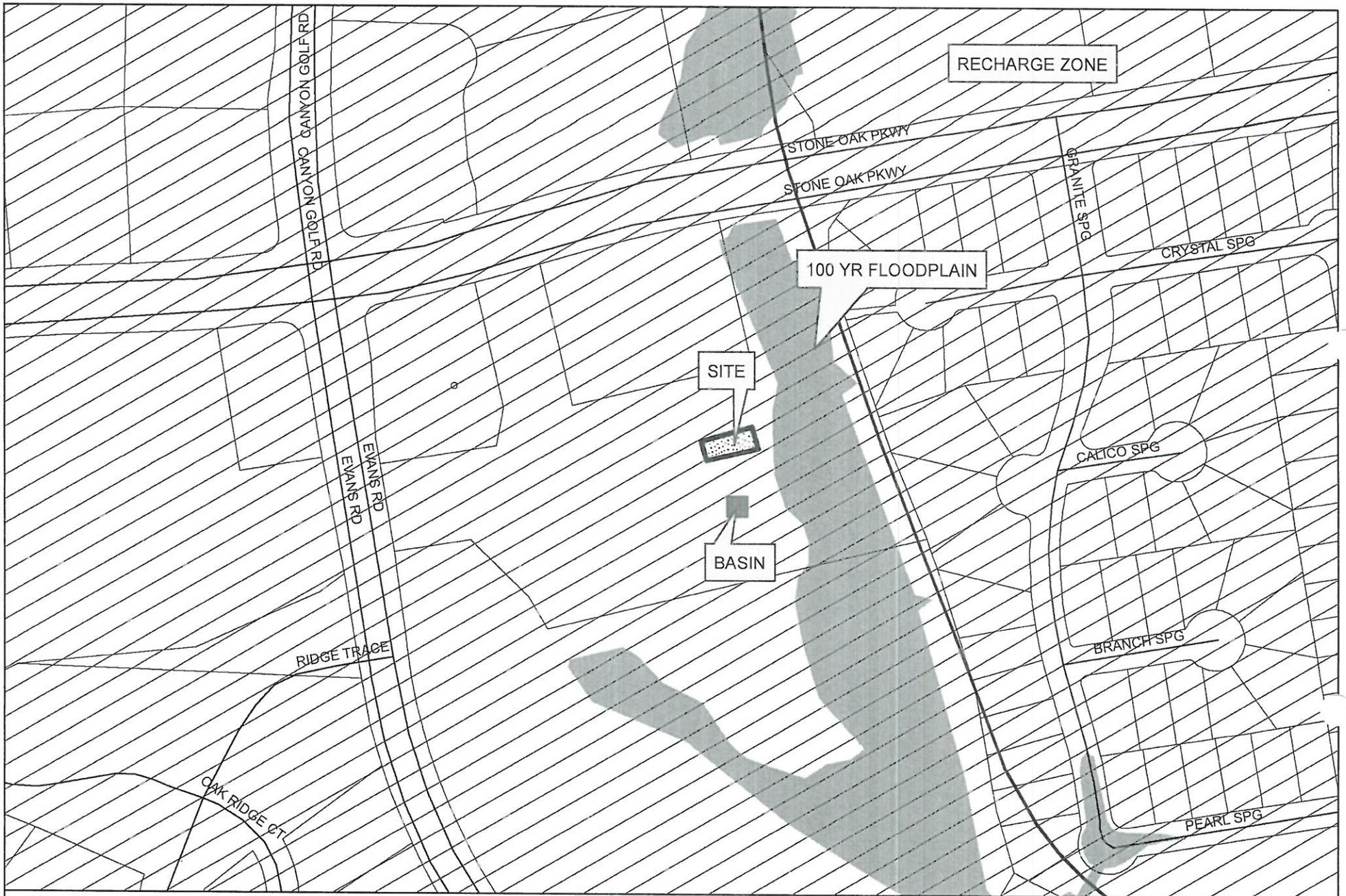


ZONING CASE: 20120 STONE OAK PARKWAY (FIGURE 1)
ZONING FILE: Z2015073
MAP GRID: 131, B7

Map Prepared by Aquifer Protection & Evaluation 1/5/2015 MAE

1 in = 16,667 feet

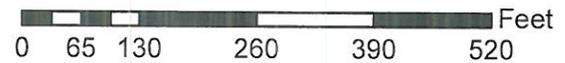


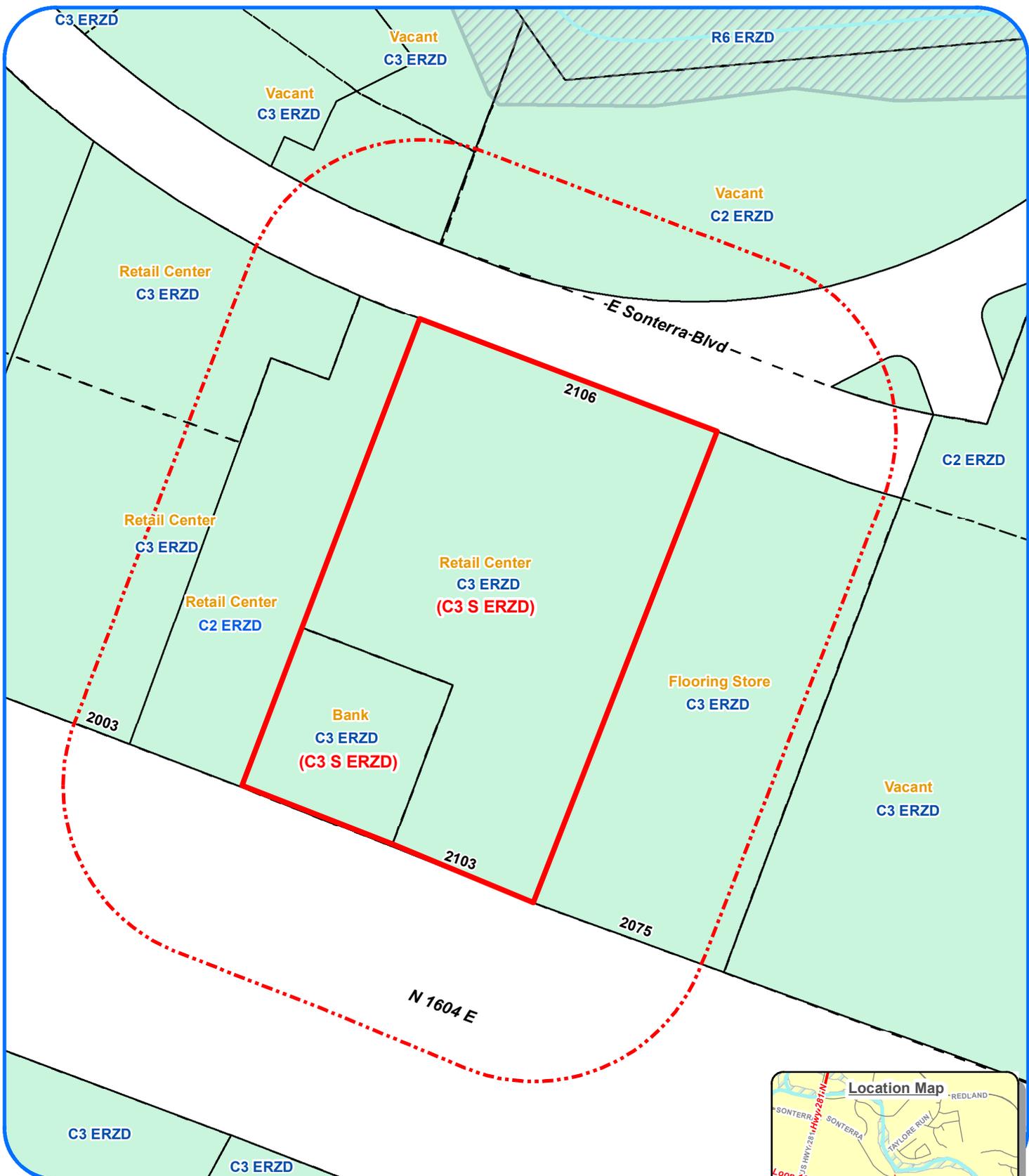


ZONING CASE: 20120 STONE OAK PARKWAY (FIGURE 2)
 ZONING FILE: Z2015073
 MAP GRID: 131, B7

Map Prepared by Aquifer Protection & Evaluation 1/5/2015 MAE

1 in = 202 feet



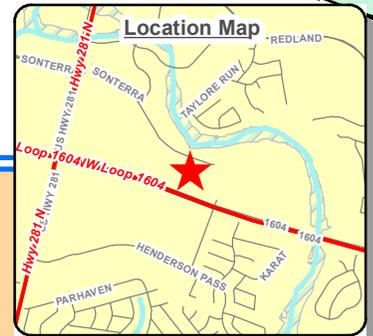


Zoning Case Notification Plan

Case Z-2015-077 S

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 15671 - BLOCK 002 - LOT 001

- Legend**
- Subject Properties (4.563 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential (1R)
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (01/14/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015077 S ERZD

SUMMARY:

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

Requested Zoning: "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Motor Vehicle Sales and Tire Repair - Auto and Small Truck (Sales/Install ONLY, No Mechanical Service Permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015 (This case has been expedited to the February 19, 2015 City Council hearing date.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Santikos Legacy Ltd. & Mid-Loop Inc.

Applicant: Tesla Motors (Matthew Mefford)

Representative: Tesla Motors (Matthew Mefford)

Location: 2106 East Sonterra Boulevard and 2103 North Loop 1604 East

Legal Description: 4.563 acres out of Lot 1, Block 2, NCB 15671

Total Acreage: 4.563

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-39

Applicable Agencies: San Antonio Water Systems

Property Details

Property History: A majority of the subject property was annexed in 1972 and the remainder was annexed in 1983, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1981 case, the northern portion of the property was

rezoned to "B-3" Business District. In a later case, the southern portion of the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District. The subject property was platted into its current configuration in 1999 (volume 9542, pages 131-133 of the Deed and Plat Records of Bexar County, Texas). The existing commercial structures were built in 2007.

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: "C-3" and "C-2"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Flooring Store

Direction: West

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

Current Land Uses: Retail Center

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

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

Transportation

Thoroughfare: East Sonterra Boulevard

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

Proposed Changes: None known

Thoroughfare: Loop 1604 North

Existing Character: Freeway 250'-500'; two lanes 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 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 determined by the use and the size of structure.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property not being able to have auto sales, which is a regularly permitted use in the “C-3” base zoning district, but, due to its location over the recharge zone a Specific Use Authorization is required.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The requested “C-3” base zoning district with a Specific Use Authorization is not consistent with the adopted land use plan. A plan amendment has been submitted to change the future land use designation to Regional Center. Staff and Planning Commission recommended approval.

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 minor amount of automotive fluids stored on site and has recommended conditions within the report.

3. Suitability as Presently Zoned:

The existing “C-3” zoning district is appropriate for the subject property due to the property’s location and significant frontage along Loop 1604 North and East Sonterra Boulevard. General Commercial uses may provide a suitable transition between the freeway to the south and the vacant property 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 4.563 acres in size, which should be able to reasonably accommodate the uses permitted in the “C-3” base zoning district and the requested Specific Use Authorization.

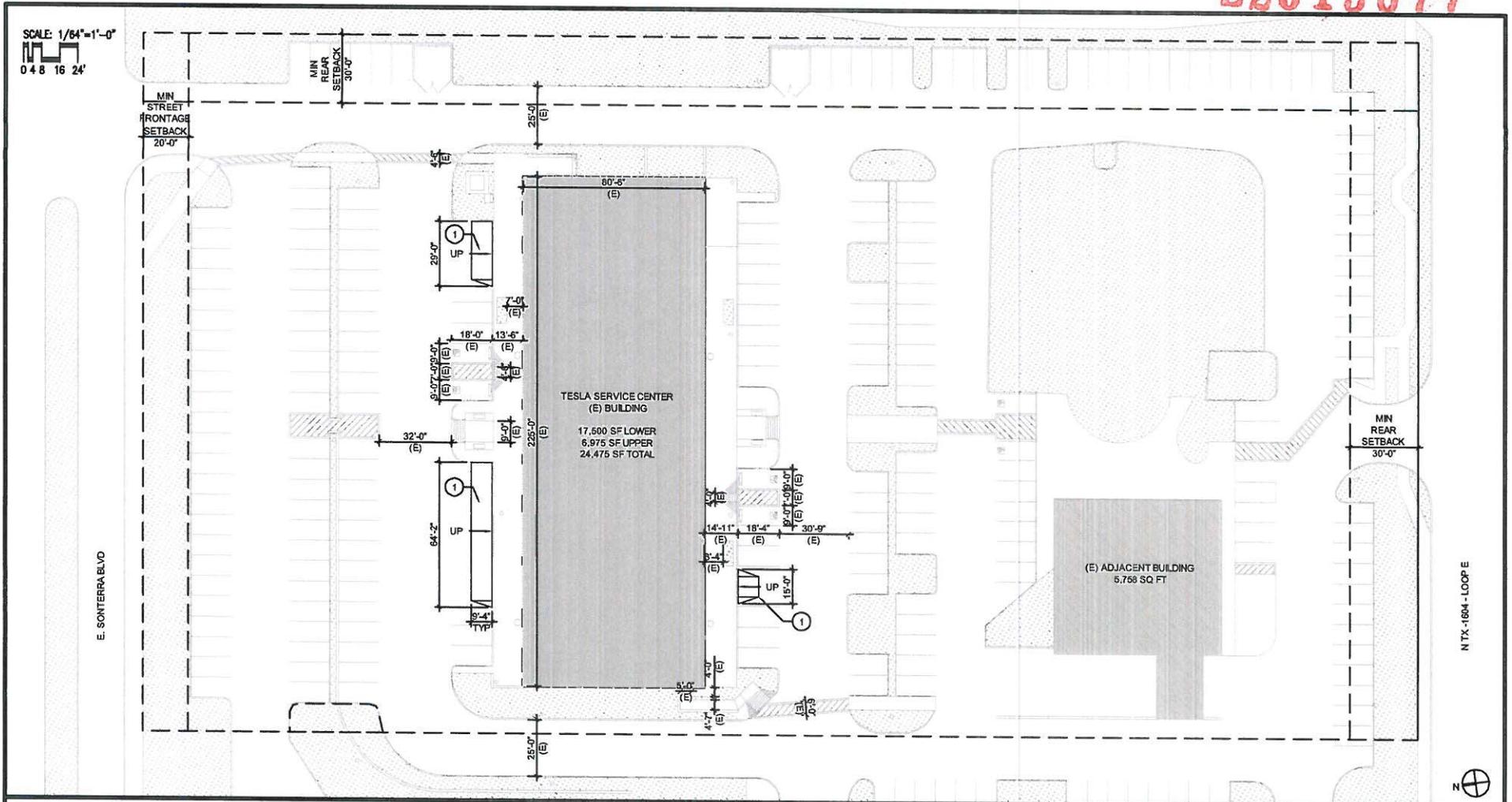
7. Other Factors:

SAWS staff recommends approval of the zoning request. The property is currently identified as a Category 1 property. SAWS staff recommends that no new impervious cover be granted for 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.

22015077

SCALE: 1/64"=1'-0"
0 4 8 16 24'



PROJECT INFO

NUMBER OF ACRES: 4
BUILDING SQ FT (2 LEVELS): 35,000
TENANT SQ FT: 24,475
HARD SURFACE SQ FT: 117,535
BUILDING HEIGHT: 31 FT

C-3 ZONING DISTRICT
STREET FRONTAGE (MIN): 20 FT
SIDE SETBACK (MIN): 30' FT
REAR SETBACK (MIN): 30' FT
HEIGHT (MAX): 35 FT

LEGEND

- (E) LANDSCAPE AREA
- AREA OF IMPERVIOUS COVER WITHIN THE ERZD
- PROPERTY LINE

KEY NOTES

- ① (N) DRIVE RAMP

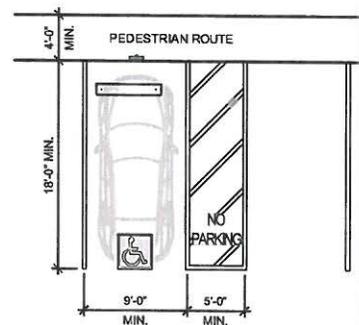
SERVICE INTENT

TESLA MOTORS, INC. OPERATES AN ELECTRIC AUTOMOBILE REPAIR/SERVICE + SALES CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS MARKEDLY DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.

STATEMENT

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

PARKING STALL DIMENSIONS



TITLE:

TESLA SAN ANTONIO, TX SITE PLAN

SCALE: 1/64"=1'-0"

DATE: 12-15-14

PROJECT NUMBER: 49900



Dennis Heath, Architect
2470 Mariner Sq. Loop
Alameda, CA 94501

**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, Edwards Aquifer and Watershed Protection Division, Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A. Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2015077 (Tesla Motors)

Date: January 15, 2015

SUMMARY

A request for a change in zoning has been made for an approximate 4.563-acre tract located on the city's northeast side. A change in zoning from **C-3 ERZD MLOD to C-3 S MLOD ERZD** is being requested by the applicant, Tesla Motors, by Matthew Mefford. The change in zoning has been requested to allow for the development of a motor vehicle sales and tire repair. The property is classified as a Category 1.

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

LOCATION

The subject property is located in City Council District 9, located at 2103 N. Loop 1604 East. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD MLOD to C-3 S MLOD ERZD in an existing 24,475 square foot two story retail building and will allow for a motor vehicle sales and tire repair.

2. Surrounding Land Uses:

North Loop 1604 East highway borders to the south of the retail center. The eastside of the subject property is bordered by O'Krent carpet sales. East Sonterra Boulevard and undeveloped property borders the northern portion of the subject property. The Legacy shopping center is located west of the subject property.

3. Water Pollution Abatement Plan:

A WPAP file for the property under the name of Legacy Shopping Center Phase II had been previously submitted and approved by the Texas Commission on Environmental Quality (TCEQ) on May 12, 2006.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on October 23, 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 currently developed commercial lot with a two story retail building, approximately 4.563 acres in area. The site was observed to be bounded on the north by East Sonterra Boulevard with vacant property beyond; on the south by North Loop 1604 East highway; on the east and west by retail commercial properties. The subject site was observed to be built out as a commercial retail center, with asphalt paving and parking. No exposure of bedrock or soil was observed on the subject site.

A Geologic Assessment conducted by William Duran, P.G. in 2005, was reviewed, and noted that no sensitive geologic features were observed on the site.

The site appeared to slope slightly to the north. Stormwater occurring on the subject site would drain to the north across East Sonterra Boulevard toward Mud Creek.

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 throughout the site.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of crystalline limestone, grainstone, and mudstone, with chert nodules and breccia conglomerations. This Member is known to have fabric related porosity. The full section thickness of this member is approximately 70 to 90 feet thick. This member produces

significant amounts of water and is considered very permeable and a significantly environmentally sensitive section of the Edwards Aquifer.

The subject site was observed to be fully developed as a commercial retail facility. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

Site Specific Concerns

1. Minor amount of automotive fluids stored on site.

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. No additional impervious cover shall be added to the existing retail center.
2. There shall be no waste automotive or new automotive fluid storage that exceeds a total of 40 gallons at any time on site.

3. Waste fluids must be disposed of properly as required under local, state, and federal laws.

Waste liquids shall be disposed of, at a minimum, on an annual basis and waste manifests shall be kept on site for review by the regulating entities to ensure proper disposal of waste liquids as required by federal, state and local regulations.

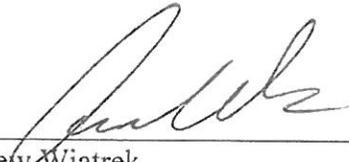
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the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

General Recommendations

1. 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.
2. 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.
3. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

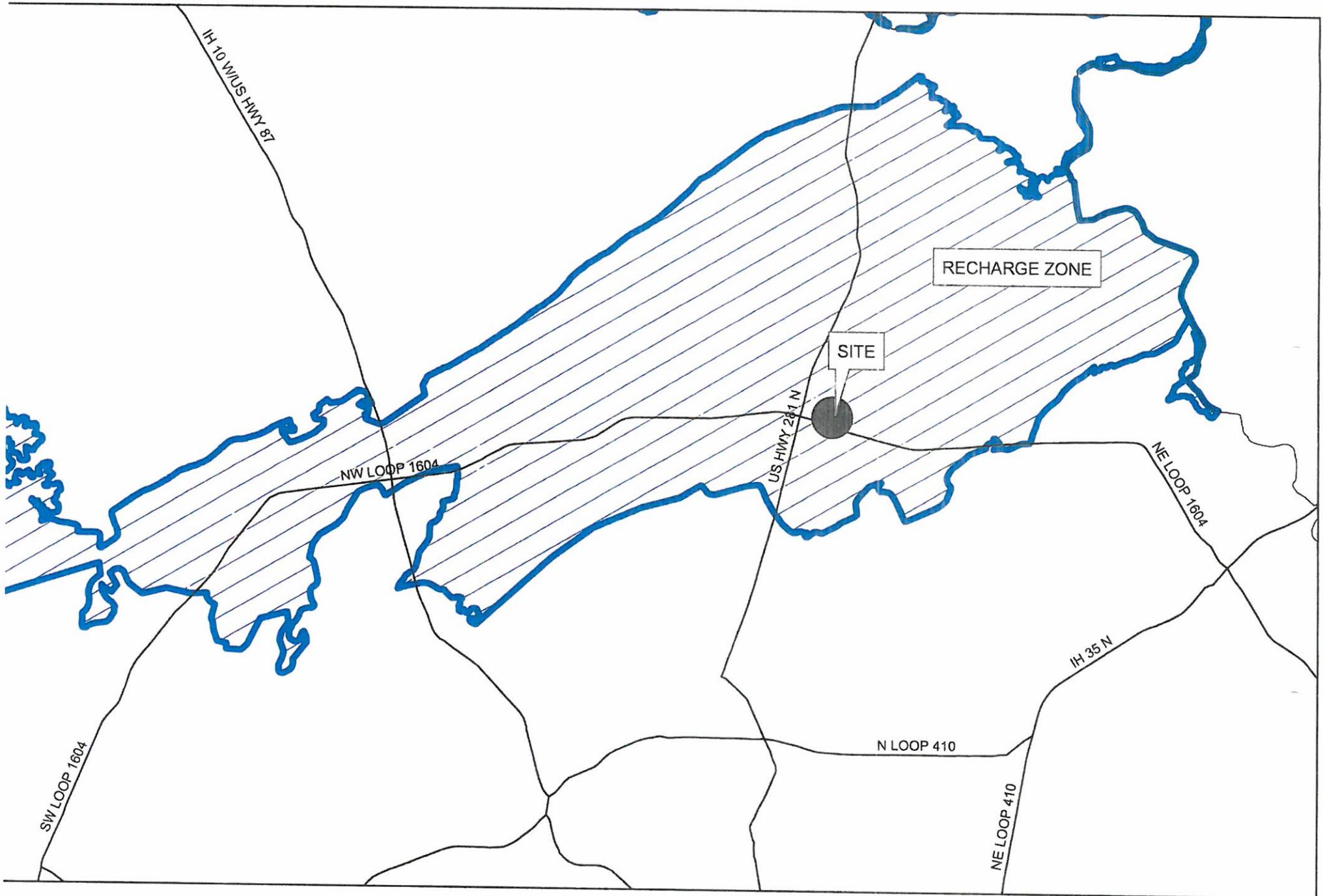


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



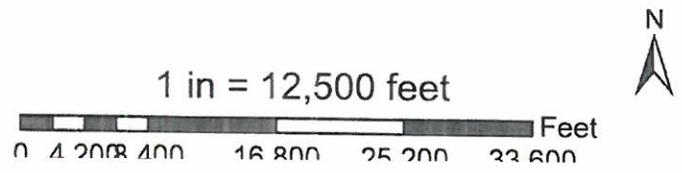
Scott R. Halty
Director
Resource Protection & Compliance Department

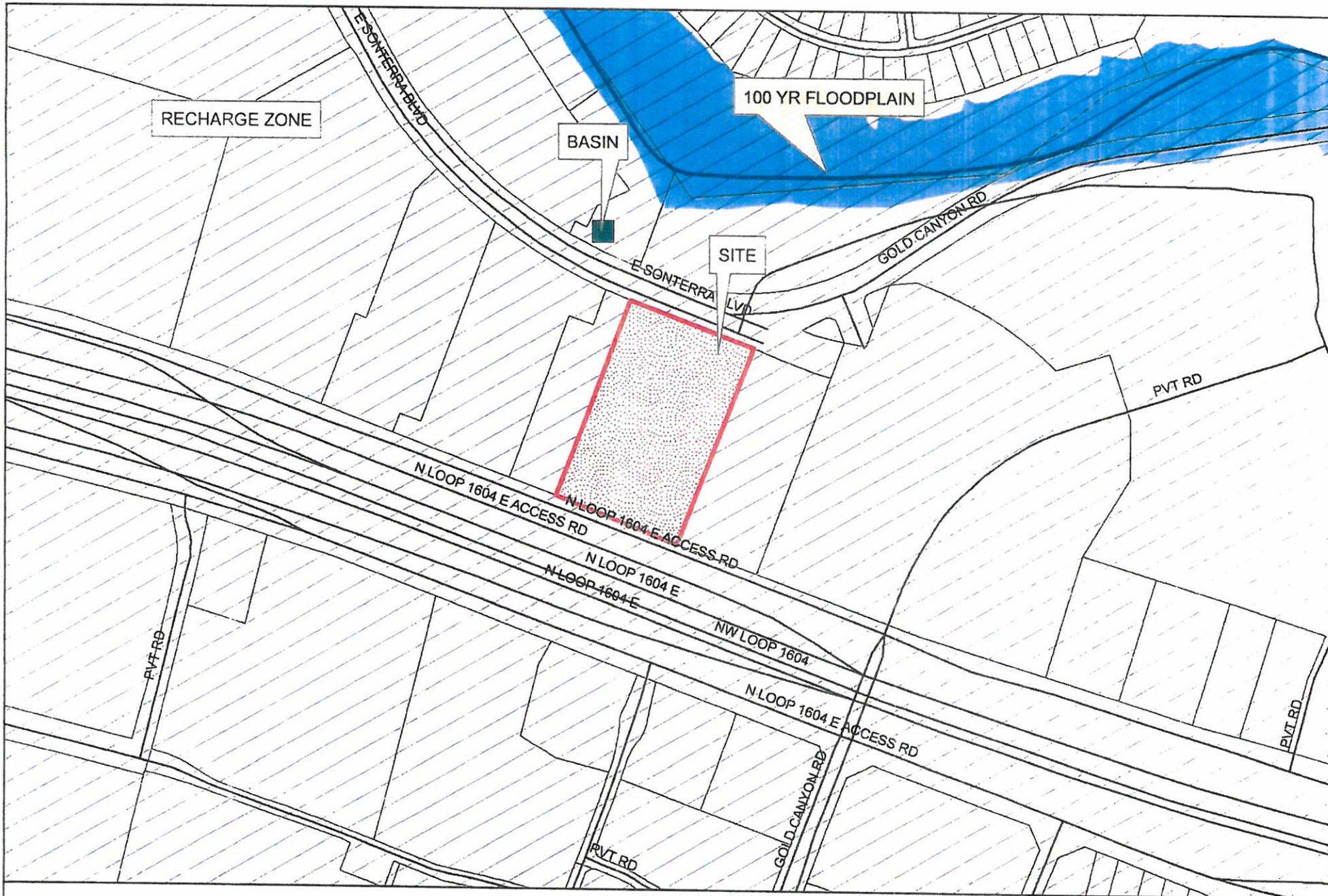
MJB:MAE



ZONING FILE: TESLA MOTORS (FIGURE 1)
ZONING CASE: Z2015077
MAP GRID: 151, D5

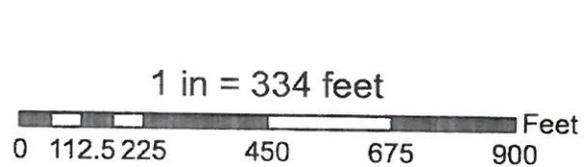
Map Prepared by Aquifer Protection & Evaluation 1/13/2015 MAE

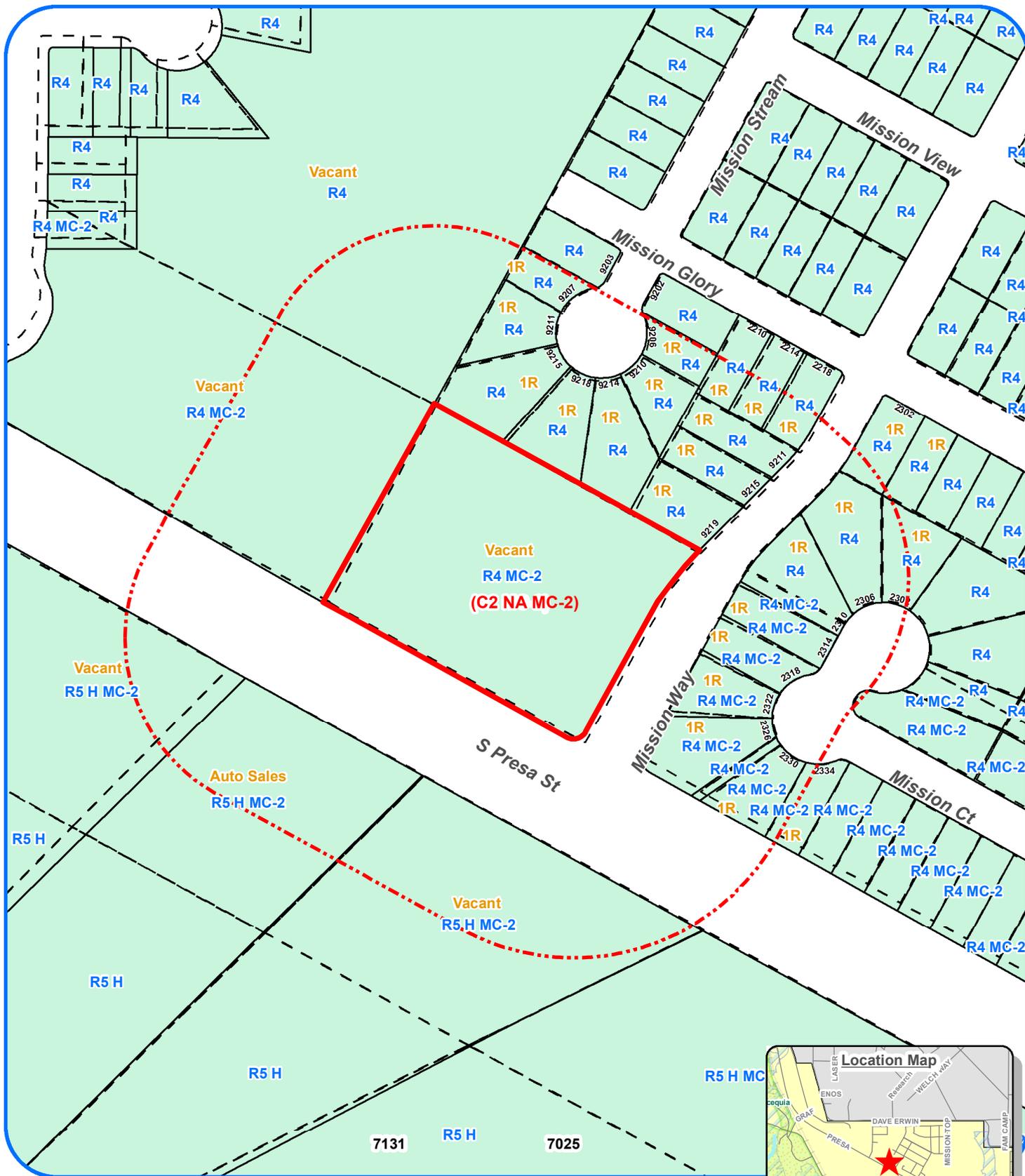




ZONING FILE: TESLA MOTORS (FIGURE 2)
 ZONING CASE: Z2015077
 MAP GRID: 151, D5

Map Prepared by Aquifer Protection & Evaluation 1/13/2015 MAE





Zoning Case Notification Plan

Case Z-2014-219

Council District: 3
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 10920 - BLOCK 000 - LOT: 1.875 acres out of NCB 10920

Legend

- Subject Properties ——— (1.875 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (07/30/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2014219

SUMMARY:

Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015 (This is the fifth public hearing for this zoning case. The rezoning request was previously continued from the January 20, 2015 Zoning Commission.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: HLH Developments, LP (by Harry Hausman, Manager, Hausman Management LLC, General Partner)

Applicant: Overland Properties, LLC (by Jacob W. Stauffer, Executive Vice President)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 9000 Block of South Presa Street

Legal Description: 1.875 acres out of NCB 10920

Total Acreage: 1.875

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Planning Team: Stinson Airport Vicinity Land Use Plan-14

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1980 case, the property was rezoned to "B-3" Business District directly abutting South Presa Street and "I-1" Light Industry District to on the

northern portion of the subject property. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District. In a 2002 case, the property was rezoned to "MXD" Mixed Use District. In a 2003 case, the property was rezoned to "R-4" Residential Single-Family District. The property is not platted and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North, West and East

Current Base Zoning: "R-4"

Current Land Uses: Vacant and Single-Family Residences

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Vacant 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.

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

Transportation

Thoroughfare: South Presa Street

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

Proposed Changes: None known

Thoroughfare: Mission Way, Mission Stream and Mission Court

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 36 which operates south of the subject property along South Presa Street.

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

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use).

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would not be able to be developed for commercial uses.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial 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 Community Commercial. The Community Commercial designation is meant to accommodate commercial development located along arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location on South Presa Street, at the periphery of a residential neighborhood makes it appropriate for retail and service uses that draw their customer base from the nearby residents.

Where commercial zoning abuts single-family residences or zoning, landscape buffers and building setbacks will apply.

3. Suitability as Presently Zoned:

The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. Current planning principles encourage commercial development along arterial roads. The requested "C-2" base zoning district will act as a transition between the single-family residences to the northeast and the arterial thoroughfare.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.875 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the “C-2” district, along with required parking and landscaping.

7. Other Factors:

In accordance with UDC Section 35-514(d)(2), the applicant has requested approval of additional fence height along the eastern-most boundary of the subject property. An 8-foot tall solid fence/wall is proposed.



Zoning Case Notification Plan

Case Z-2015-00578

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06021 - BLOCK H - LOT 001

- Legend**
- Subject Properties (0.530 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (12/18/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015005 CD

SUMMARY:

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the January 20, 2015 Zoning Commission public hearing.)

Case Manager: Brenda V. Martinez

Property Owner: Rosario R. Carillo

Applicant: Rosario R. Carillo

Representative: Jose M. Cueva

Location: 400 Elvira Street

Legal Description: 0.53 acres out of Lot 1, Block H, NCB 6021

Total Acreage: 0.53

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Association

Planning Team: Guadalupe Westside Community Plan - 22

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 under the 1938 zoning code. In a 1992

large area case, the subject property was rezoned to “R-7” Small Lot Residence District. Upon adoption of the 2001 Unified Development Code (UDC), the previous base zoning district converted to the current “R-4” Residential Single-Family District. The subject property is currently developed with a structure measuring approximately 400 square feet.

The applicant is requesting a zoning change in order to allow food preparation at the site. The applicant intends to prepare BBQ at the site and then load his food truck and sell the product elsewhere.

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, West and East

Current Base Zoning: “R-4”

Current Land Uses: Vacant Land, Single-Family Residences and Outside Storage

Direction: South

Current Base Zoning: “C-3NA”

Current Land Uses: Barber Shop

Direction: East

Current Base Zoning: “C-3NA”

Current Land Uses: Barber Shop

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

Transportation

Thoroughfare: Elvira Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: South Nueces

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Guadalupe Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 68 line and the 268 line, which operate along Guadalupe Street and South Sabinas.

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: Catering Shop - Minimum Parking Requirement: 1 per 300 square feet GFA. Maximum Parking Requirement: 1 per 200 square feet GFA.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-4” zoning district.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Guadalupe Westside Community Plan area, and is identified as Low Density Mixed Use in the Future Land Use component of the Plan. The requested base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the “R-4 CD” to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the catering use. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.530 of an acre in size, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

Per Section 35-422 of the Unified Development Code, the following condition applies to all conditional use requests in residential zoning districts:

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

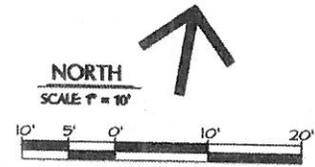
B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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

22015005 CD

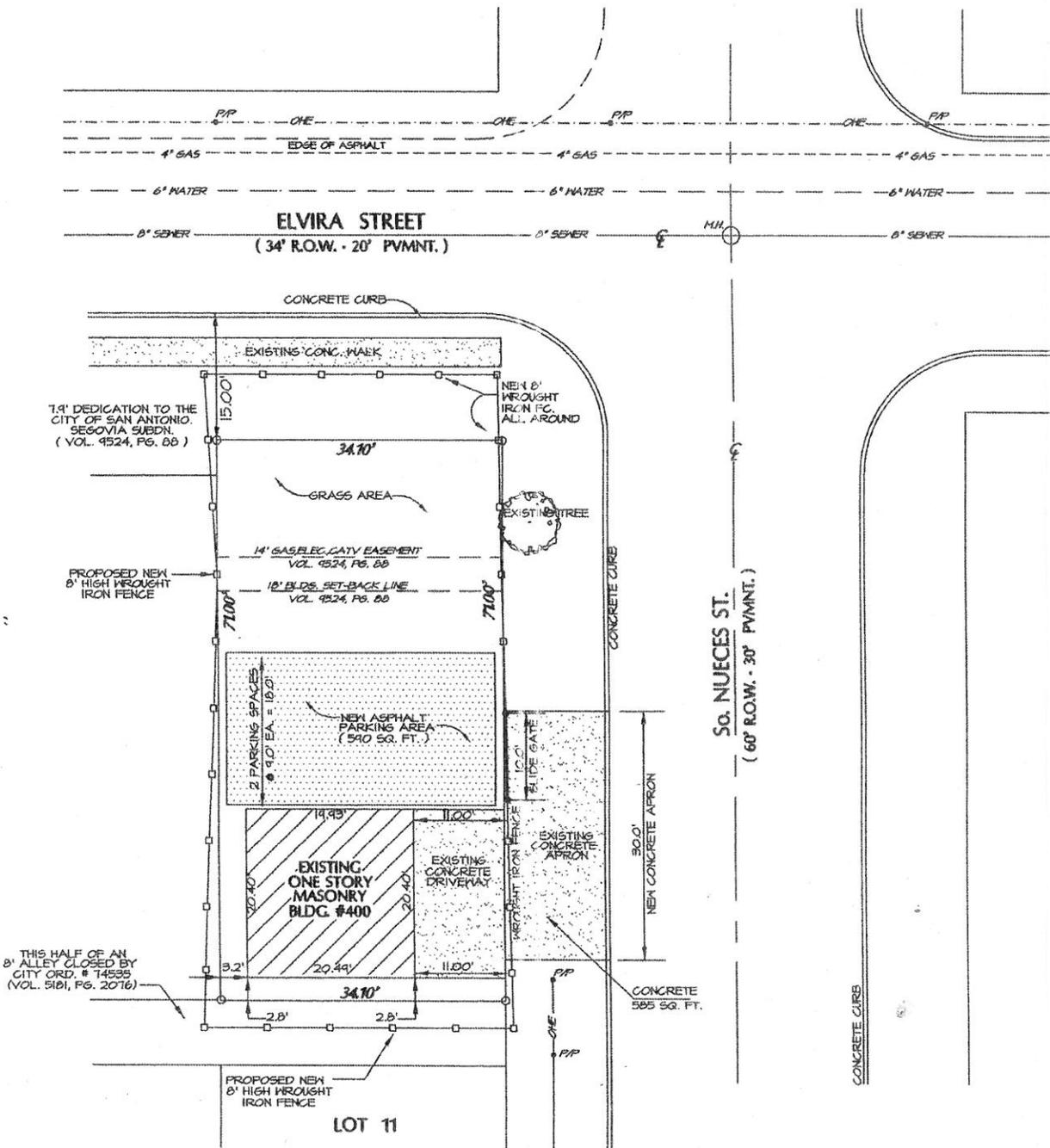
10/11/14	Rev. Site Plan
12/11/14	Rev. Site Plan
	as per survey



Design & Development Services


Jose M. Cueva
 130 Juhl Drive
 San Antonio, Texas 78209
 Phone: (214) 572-8514
 Email: jmc@jmcdev.com

PROPOSED SITE PLAN
ROSARIO CARRILLO PROPERTY - 400 ELVIRA
SAN ANTONIO, TEXAS



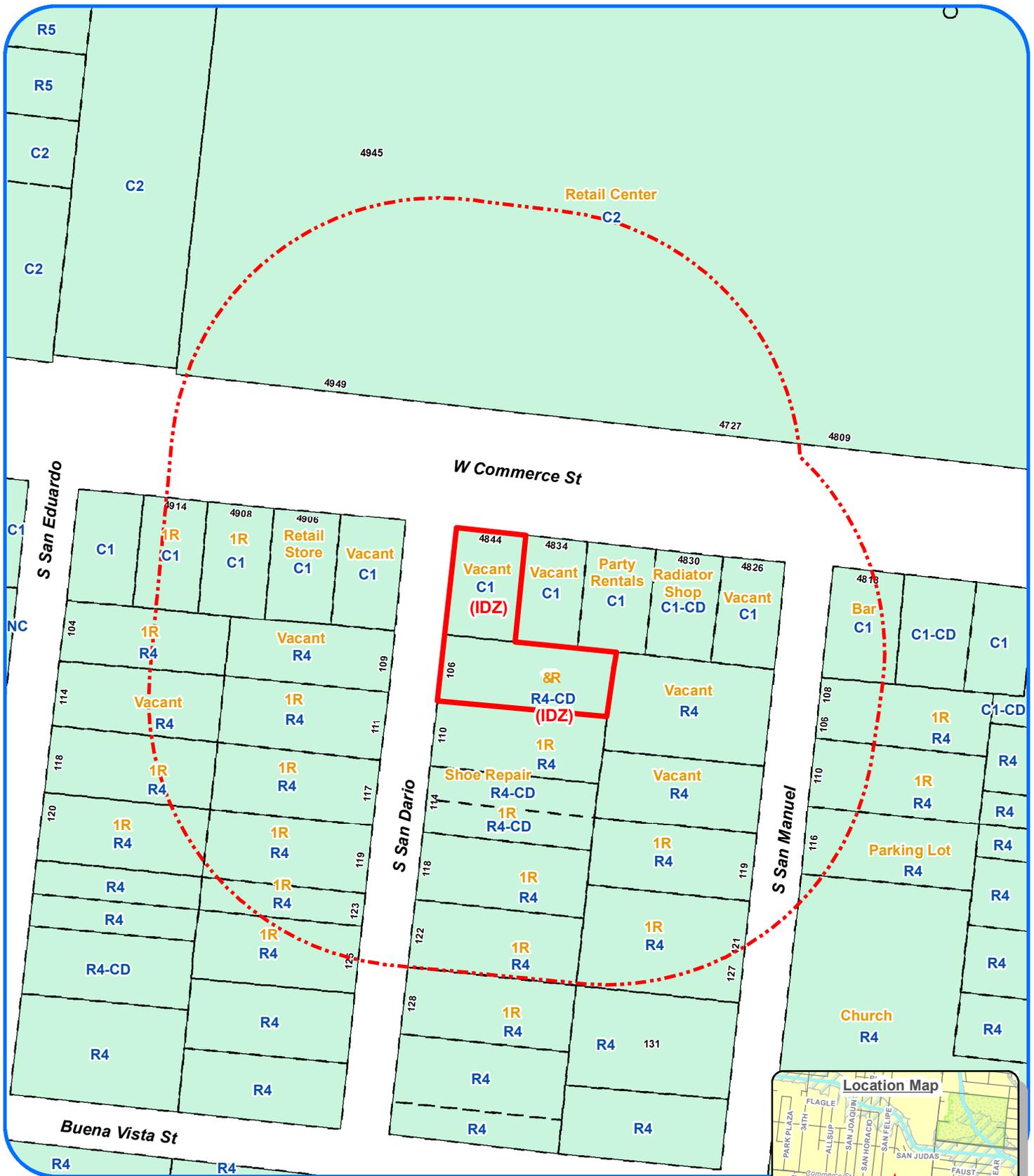
NOTE

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

LEGAL DESCRIPTION:

DATE: 08-14-14
 REV.: 10-14-14
 12-11-14
 TOTAL ACREAGE: **0.53a** ONE LOT
 ONE EXISTING MASONRY BUILDING
 DIMENSIONS: 20' x 20' = 400 SQ. FT.

SHEET NO.
1



Zoning Case Notification Plan

Case Z-2015-047

Council District: 5

School District: Edgewood I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08229 - BLOCK 004 - LOT S. 76 ft of 9 & 10, and Lots 11 & 12

Legend

- Subject Properties ——— (0.226 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015047

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two residences

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District with Outdoor Display of Merchandise and a Non-Commercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015 (This is the second public hearing for this zoning case. The rezoning request was continued from the January 20, 2015 Zoning Commission public hearing.)

Case Manager: Brenda V. Martinez, Planner

Property Owner: Charles E. Garza

Applicant: Robey Architecture (Thom Robey)

Representative: Robey Architecture (Thom Robey)

Location: 4844 West Commerce Street & 106 South San Dario

Legal Description: Lots 11 and 12 and the south 76 feet of Lots 9 and 10, Block 4, NCB 8229

Total Acreage: 0.2267

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None.

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None.

Property Details

Property History: The subject property located at 4844 West Commerce Street is currently vacant. The property located at 106 South San Dario is currently developed with two residential structures, each measuring 741 square feet and 476 square feet respectively. These structures were built in 1946. The properties were annexed in 1944 and were originally zoned under the 1938 zoning code. In a 1990 large-area case, the properties were rezoned to “R-7 SUP” Small Lot Residence District with a Specific Use for Two Residences and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-4 CD” Single-Family Residential District with a Conditional Use for Two Residences and “C-3R” General Commercial Restrictive Alcohol Sales District. In a 2011 large area case, the property located at 4844 West Commerce was rezoned to "C-1" Light Commercial District.

The property owner is proposing to construct a neighborhood market/eatery as well as residential dwellings.

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: “C-2”

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: “R-4” and “R-4 CD”

Current Land Uses: Single-Family Residences and Shoe Repair

Direction: East and West

Current Base Zoning: “R-4” and “C-1”

Current Land Uses: Vacant Land, Party Rentals and a Retail Store

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

Transportation

Thoroughfare: West Commerce Street

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

Proposed Changes: None known

Thoroughfare: South San Dario

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 75, 76 and 275 lines, which operate along West Commerce Street.

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

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “R-4” and “C-1” zoning districts.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan area, and is identified as General Urban Tier in the Future Land Use component of the Plan. A determination has been made that the requested “IDZ” designation with uses permitted in “RM-4 and “C-1” is consistent as these two zoning districts are individually consistent with the General Urban Tier land use classification.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

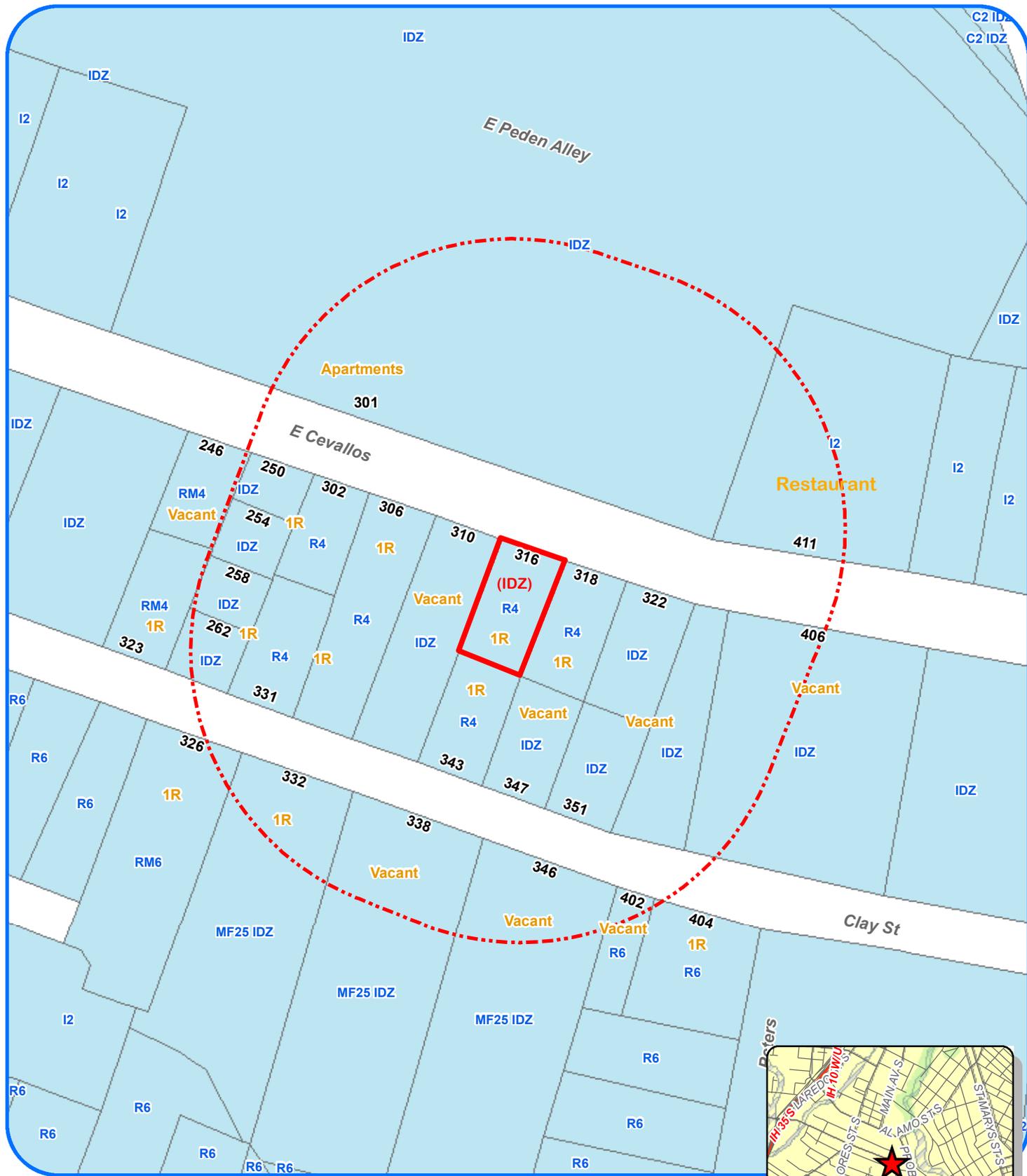
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The subject property is 0.2267 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the “IDZ” district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2015-056

Council District: 5
 School District: SAISD
 Scale: 1" approx. = 100 Feet

Legend

- Subject Properties ——— (0.1022 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Subject Property Legal Description(s): NCB 2569 BLK LOT 12

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

Development Services Dept
 City of San Antonio
 (12/11/2014 - S. Murphy)

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2015056

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015 (This is the second public hearing for this zoning case. The case was continued at the January 20, 2015 Zoning Commission public hearing.)

Case Manager: Mary Gonzales, Planner

Property Owner: Esmeralda Flores Rivas and Esmeralda F. Gutierrez

Applicant: Esmeralda F. Gutierrez

Representative: Esmeralda F. Gutierrez

Location: 316 East Cevallos

Legal Description: Lot 12, NCB 2569

Total Acreage: 0.1022

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

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

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon

adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 large-area rezoning case, the property was rezoned to "R-4" Residential Single-Family District. The site is currently developed with one residential structure. The residential structure measures 1,076 square feet and 120 square feet for an attached open porch. The structure was built in 1925.

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: Northeast

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

Current Land Uses: Apartments and Restaurant

Direction: Southwest

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

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

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

Current Land Uses: Single-Family Residence and Vacant Land

Direction: West

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

Current Land Uses: Vacant Land and 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: East Cevallos

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

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, west of the subject property.

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

Parking Information: Off-street vehicle parking requirements are determined by use, and often size or density of the development. The zoning application refers generally to a coffee shop, possibly including one residential dwelling.

Food - restaurant or cafeteria - Minimum Parking Requirement: 1 parking space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 40 square feet of Gross Floor Area (GFA).

Dwellings - 4 family - Minimum requirement: 1.5 spaces per unit. Maximum allowance: 2 spaces per unit.

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the "R-4" zoning district.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Lone Star Community Plan and is designated as Low Density Mixed Use in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walk ability, therefore all mixed use developments should be designed for the pedestrian.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing "R-4" Residential Single-Family District and requested "IDZ" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District are appropriate for the subject property.

Staff believes the proposed uses will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

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

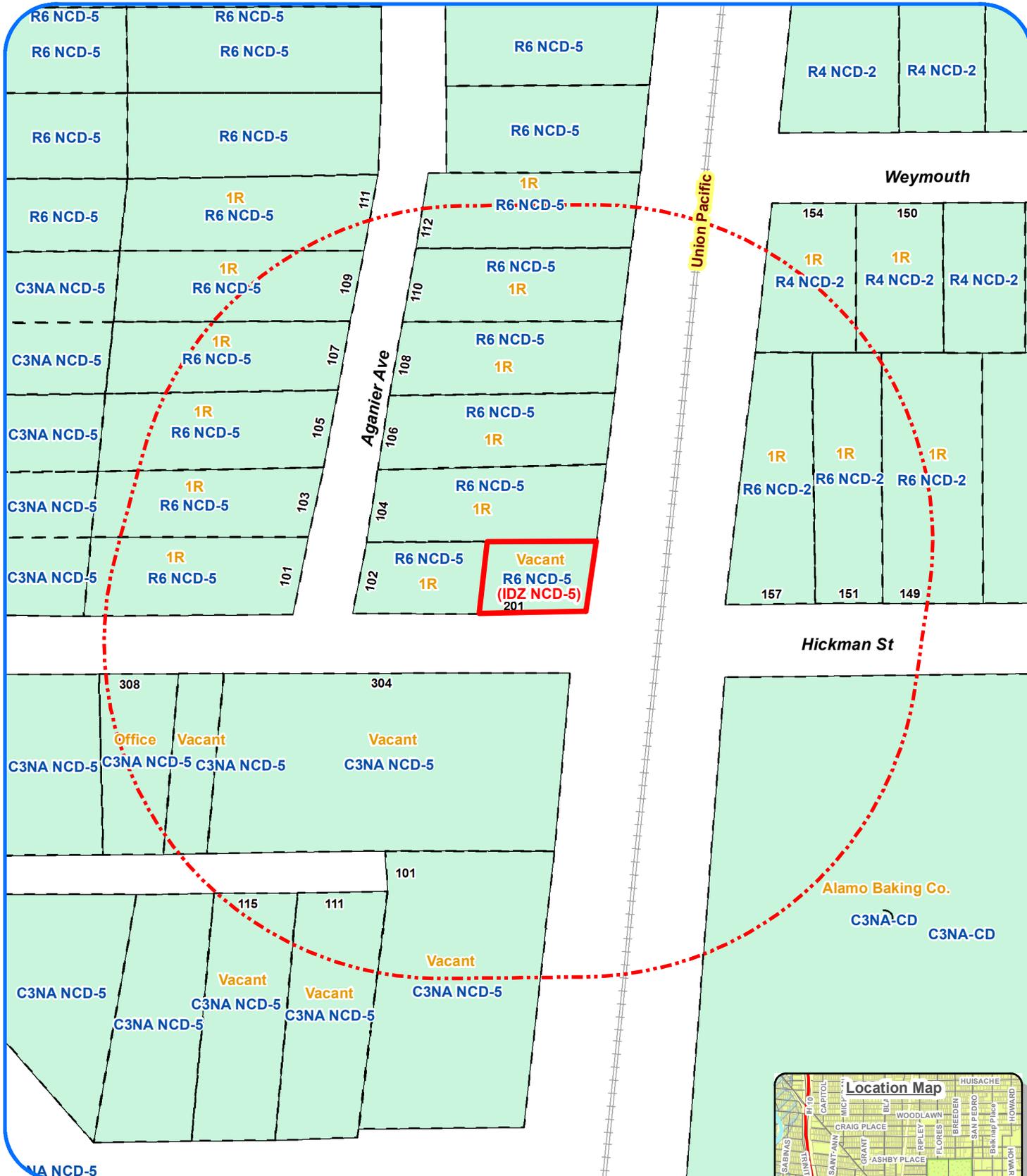
6. Size of Tract:

The 0.1022-acre tract is of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:

The subject property is located in close proximity to high-intensity mixed-use redevelopment along East Cevallos, Clay Street and Probandt Street, with access to public transit.

Staff finds the requested "IDZ" Infill Development Zone District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District zoning to be appropriate and in character with some of the surrounding zoning and uses.



Zoning Case Notification Plan

Case Z-2015-058

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 80 Feet
 Subject Property Legal Description(s): NCB 03082 - BLOCK 000 - LOT E. Half of Lot 18

Legend

- Subject Properties (0.060 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
 City of San Antonio
 (12/17/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015058

SUMMARY:

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

Requested Zoning: "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Single-Family Uses

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner: Karina Roman

Applicant/ Representative: Stephen Colley

Location: 201 Hickman St.

Legal Description: 0.064 acres out of Lot 18, NCB 3082

Total Acreage: 0.064

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Planning Team: Midtown Neighborhood Plan -11

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "J" Commercial District. In 1997 the subject property was rezoned to "R1" Single Family Residential District. A City initiate rezoning in 2005 established the Beacon Hill Neighborhood Conservation District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6 NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood

Conservation Airport Hazard Overlay District. The earliest visible history of a structure existed in 1995 as a residential structure. The subject property according to BCAD shows no improvement to the vacant site from 2010 to present. Between 2006 and 2008 a train derailment demolished the home. The subject property is not platted in its current configuration and is currently vacant.

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, East, West

Current Base Zoning: "R-6 NCD-5 AHOD"

Current Land Uses: Residential Single Family

Direction: South

Current Base Zoning: "C-3 NCD AHOD"

Current Land Uses: Vacant, Commercial

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: Hickman Street, Aganier Avenue

Existing Character: Local Type A, one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus route, number 2, operates along Blanco Road to the west and route number 20 operates along Flores Street to the east of subject property.

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

Parking Information: The "IDZ" Infill Development Zone District eliminates off street vehicle parking requirements.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in "R-6" zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Midtown Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed requests for “IDZ” as a base zoning district with use for single family residential is considered to be consistent with the future land use designation of Mixed Use in the Midtown Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is fully developed as a single-family residential neighborhood.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district and the proposed “IDZ” with uses zoning district is consistent with the adopted land use designation. The existing zoning is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

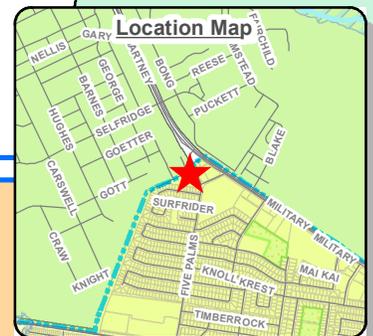
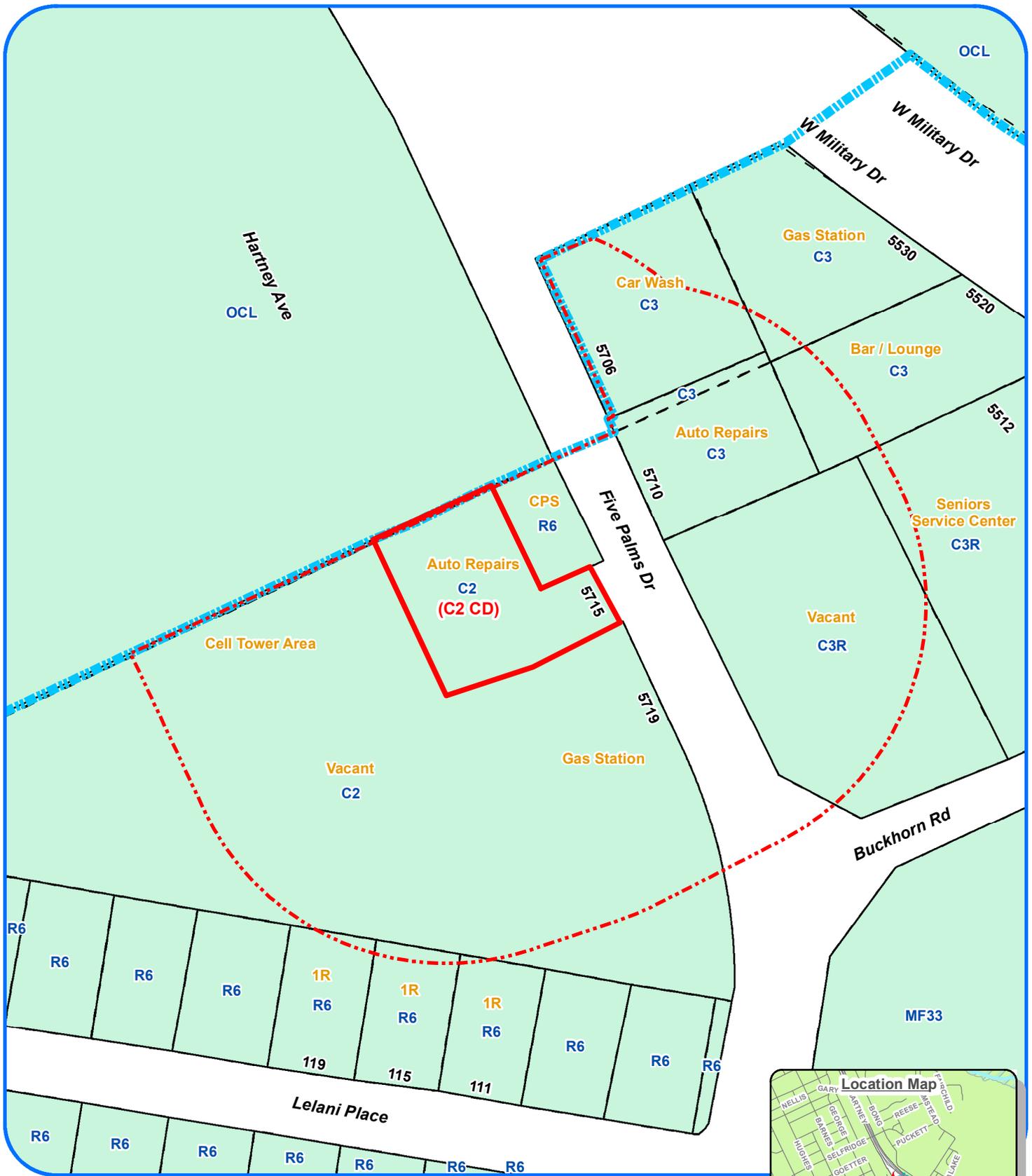
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The size of the subject property does not meet the residential base zoning districts minimum lot size for a single family residential structure development with the basic site criteria. The IDZ zoning district will allow the subject property to be developed as a single-family residential structure.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2015-061

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15275 - BLOCK 032 - LOT 042

Legend

- Subject Properties ——— (0.350 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R
- San Antonio City Limits



Development Services Dept
City of San Antonio
(12/17/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015061 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

This is the second public hearing for this zoning case. The rezoning request was continued from the January 20, 2015 Zoning Commission public hearing.

Case Manager: Ernest Brown, Planner

Property Owner/ Applicant: Nizar Rafati

Representative: Russell D Felan

Location: 5715 Five Palms Drive

Legal Description: Lot 42, Block 32, NCB 15275

Total Acreage: 0.35

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Planning Team: United Southwest-29

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and originally zoned "Temporary R-1", Single Family Residence District, then "R-1" Single Family Residence District. In 1978 the subject property was rezoned to "B-2", Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current base zoning district "C-2" Commercial District. The subject property is currently platted in its current configuration 1978 (volume 8600, page 167 of

the Deed and Plat Records of Bexar County, Texas). It was developed in 1970 with a 5000 square feet Automotive Service Garage and a 800 square feet Residence.

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: OCL, "C-3"

Current Land Uses: Carwash

Direction: East

Current Base Zoning: "R-6", "C-3"

Current Land Uses: CPS, Auto Repair, Vacant

Direction: West, South

Current Base Zoning: "C-2", "C-3R"

Current Land Uses: Cell Tower, Vacant, Gas Station, Vacant

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

Transportation

Thoroughfare: Five Palms

Existing Character: Local Type B; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: A VIA bus stop is located across the street from the subject property with route 619 operating along Five Palms Drive. Bus route 550, 551 and 619 operates along W. Military Drive.

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 Cabinet Manufacturing and Repair.

Cabinet Manufacturing and Repair – Minimum Parking Requirement: 1 per 1500 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1 per 300 square feet Gross Floor Area (GFA).

ISSUE:

None

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the United Southwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The proposed zoning change is consistent with surrounding zoning and uses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district and the proposed “C-2 CD” with Conditional Use for Cabinet Manufacturing and Repair is consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

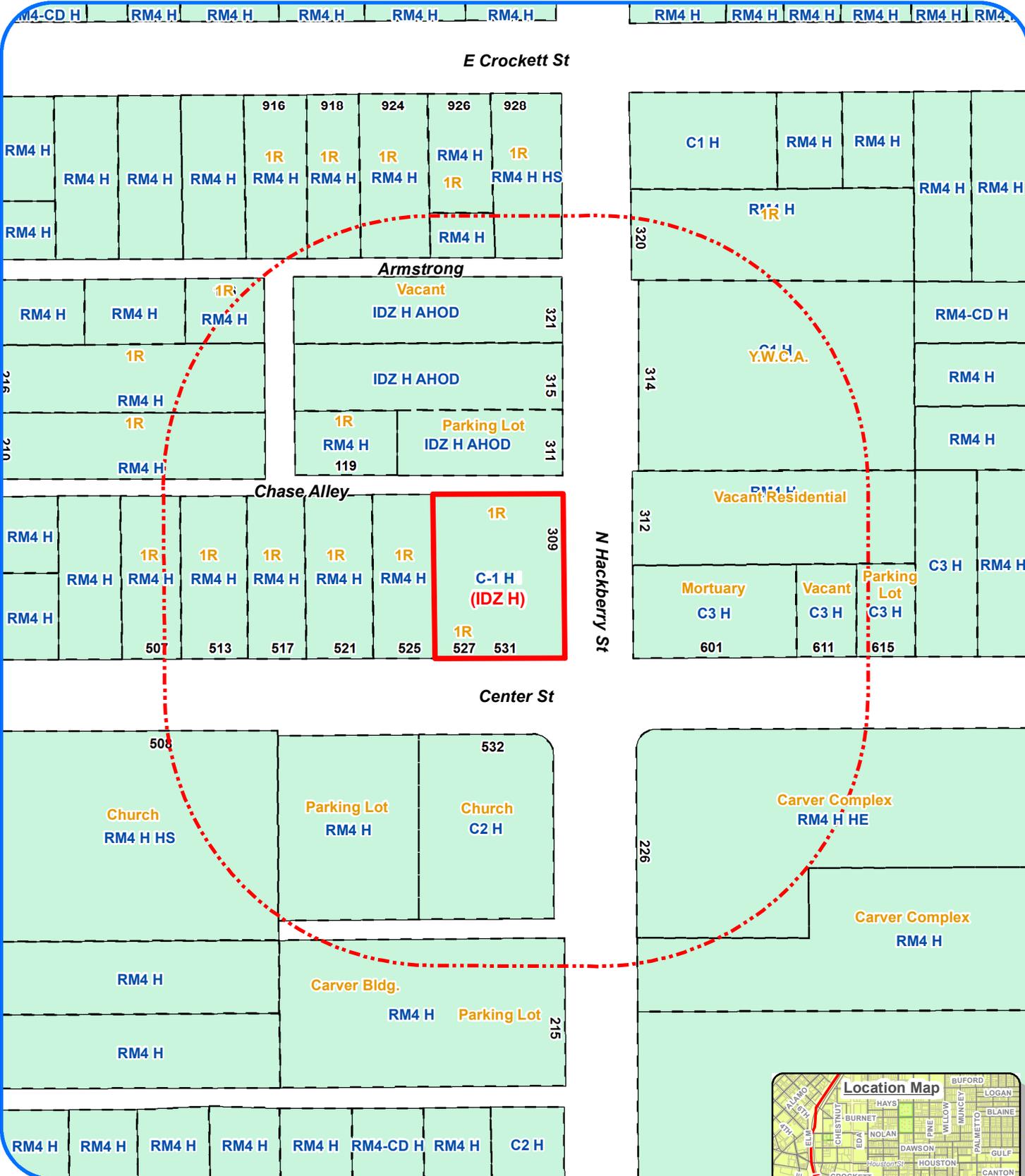
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.35 of an acre in size, which is sufficient to accommodate commercial development and required parking. The subject property is fully developed with building structure and parking.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2015-055

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00583 - BLOCK 008 - LOT 16 & 17

- Legend**
- Subject Properties (Red dashed line) (0.258 Acres)
 - 200' Notification Area (Red dashed line)
 - Current Zoning (Blue text)
 - Requested Zoning Change (Red text)
 - 100-Year DFIRM Floodplain (Blue hatched box)
 - Single Family Residential San Antonio City Limits (Blue vertical lines)



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

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015055

SUMMARY:

Current Zoning: "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Wendell L. Miller

Applicant: Wendell L. Miller

Representative: Wendell L. Miller

Location: 309 North Hackberry Street and 527 Center Street

Legal Description: Lots 16-17, Block 8, NCB 583

Total Acreage: 0.2583

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-23

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 ordinance. In a 1989 large area case, the subject property was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to its current

designation. The subject property was platted into its current configuration in 1920 (volume 368, page 291 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with residential structures, measuring 1,759 square-feet. The structures were built in 1900.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Parking lot, vacant, single-family residential and vacant

Direction: South

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

Current Land Uses: Church, parking lot and professional office

Direction: East

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

Current Land Uses: Mortuary, vacant, professional office, single-family residential and parking lot

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-family residential

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

Transportation

Thoroughfare: North Hackberry Street

Existing Character: Secondary Arterial Type B 70'-86'

Proposed Changes: None known

Thoroughfare: Center Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 25 and 225 operate along East Commerce Street, south of the subject property.

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

Parking Information: Professional Office- Minimum: 1 per 300 square feet Gross Floor Area (GFA), maximum: 1 per 140 square feet Gross Floor Area (GFA). Infill Development Zone waives off-street parking requirements.

ISSUE:

None

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the low intense commercial zoning; the subject property would not be able to be developed commercial purposes.

FISCAL IMPACT:

None. The applicant was granted an ICRIP waiver all required zoning application fees have been paid.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Mixed-Use in the land use component of the plan. The requested "IDZ" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 0.2583 acre site. Although, the current "C-1" zoning district would be appropriate for the subject property, the surrounding properties have been developed for a mixture of uses. The requested "IDZ" zoning district with uses permitted in "C-2P" Commercial Pedestrian District would be consistent with the existing development established in the neighborhood.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The 0.2583 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.

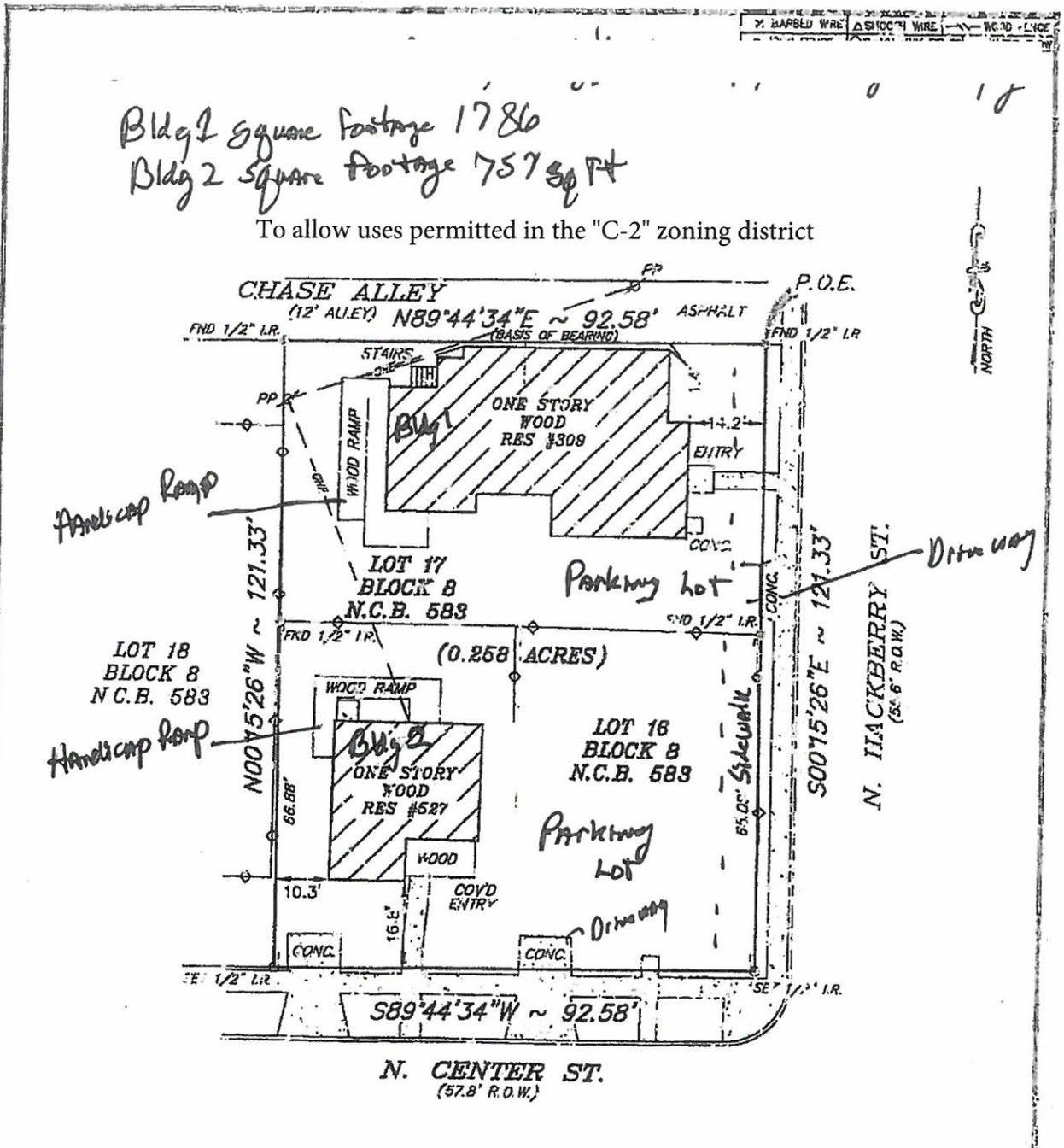
22015055

To allow uses permitted in the "C-2P zoning District

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

Bldg 1 square footage 1786
Bldg 2 square footage 757 sq ft

To allow uses permitted in the "C-2" zoning district





Zoning Case Notification Plan

Case Z-2015-062

Council District: 1

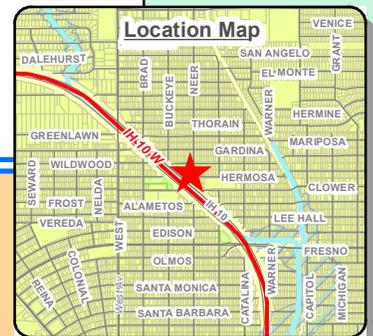
School District: San Antonio I.S.D.

Scale: 1" approx. = 80 Feet

Subject Property Legal Description(s): NCB 08849 - BLOCK 119 - LOT 11, 12

Legend

- Subject Properties (0.275 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
City of San Antonio
(01/09/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015062

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Gerald Arredondo

Applicant: Gerald Arredondo

Representative: Jerry Arredondo

Location: 1603 & 1607 West Hermosa

Legal Description: Lots 11 & 12, Block 119, NCB 8849

Total Acreage: 0.2754

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: Greater Dellview Area Community Plan-27

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was originally annexed in 1940 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District. The property is not platted but is developed with a residential structure measuring 720 square feet in size that was built in 1947.

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

Adjacent Base Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residential and Park

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

Transportation

Thoroughfare: Neer Avenue, West Hermosa and West Wildwood

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 10

Existing Character: Freeway 250'-500'; five lanes in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines within close proximity 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 for commercial uses are typically determined by building size and use (application did not specify the use).

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will not allow the property to be developed for commercial uses. Rather, it will remain single-family residential adjacent to a freeway frontage road.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Greater Dellview Area Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" base zoning 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 Community Commercial. The Community Commercial designation is meant to accommodate medium intensity commercial uses. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff does have concerns regarding the potential impact the "C-2" base zoning district could have on the adjacent single-family residential neighborhoods. The "C-2" base zoning district is geared to accommodate commercial and retail uses that are more intensive in character, and which generate a greater volume of vehicular traffic and/or truck traffic than the current "R-4" zoning district. The increase in traffic could have potential negative consequences on the established single-family residential neighborhoods that surround the subject property to the north, east and west. Staff recommends adding an "NA" non-alcoholic sales designation to the property. The "NA" designation will diminish the potential adverse impacts on the surrounding residential neighborhood.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is appropriate for the subject property. The surrounding blocks consists mostly of single-family dwellings, vacant lots and a public park. The subject property is located along Neer Avenue and West Hermosa with limited access to the site. Due to the existing site restrictions the proposed "C-2" zoning district would allow the site additional flexibility regarding the design standards. The "C-2" zoning district would act as a buffer between the existing single-family residential neighborhood to the north and east of the subject property and Interstate Highway 10 to the south.

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 0.2754 acres in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district.

7. Other Factors:
None.



Zoning Case Notification Plan

Case Z-2015-067 H

Council District: 2

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 00537 - BLOCK 022 - LOT 005

Legend

- Subject Properties (0.252 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
City of San Antonio
(01/15/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015067

SUMMARY:

Current Zoning: "H R-6 AHOD" Residential Single Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "H IDZ AHOD" Infill Development Zone Dignowity Hill Airport Hazard Overlay District with single-family residential uses not to exceed 16 units an acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

This is the first public hearing for this zoning case.

Case Manager: Ernest Brown

Property Owner: Sandalwood LLC (by Juan Fernandez, Manager)

Applicant: Sandalwood LLC (by Juan Fernandez, Manager)

Representative: Juan M Fernandez

Location: 422 Hays Street

Legal Description: Lot 5 Block 22 NCB 537

Total Acreage: 0.2521

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: Dignowity Hill Neighborhood Plan-24

Applicable Agencies: Historic

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was zoned "R-2" Two Family Residence District. In 1983 a city initiated area wide zoning change designated the subject property and the surrounding area a Historic District. Upon adoption of the 2001 Unified Development Code, the previous base

zoning districts converted to “H RM-4”. In 2012 the subject property was rezoned to “H R-6”. The subject property was platted in its current configuration within the Original 36 Square Miles of the City of San Antonio Corporate Limits. 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

Current Base Zoning: “H R-5”

Current Land Uses: Duplex and Fourplex

Direction: East, West

Current Base Zoning: “H R-6”

Current Land Uses: Single Family Residence, Vacant Lot, Duplex

Direction: South

Current Base Zoning: “H R-6”, “H RM-6”

Current Land Uses: Single Family Residence

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 Dignowity Hill Historic District, which was adopted in December 8, 1983. 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.

Transportation

Thoroughfare: Hays Street, N. Mesquite

Existing Character: Local, Type A; One lane each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus stop to subject property is at Hays and Pine Street with routes 22 and 222 operating along Hays Street.

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

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

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in “H R-6” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the Dignowity Hill Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the Neighborhood Plan. The development meets the intent of the Infill Development Zone which encourages development of vacant land, bypass lands, or the redevelopment of underutilized structures/lands.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “H R-6” base zoning district and the proposed “H IDZ with single family residential uses not to exceed 16 units an acre are both consistent with surrounding zoning and land uses. The subject property is located in an area that has seen extensive development for higher density residential.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.2521 acres in size, which is sufficient to accommodate development and required parking.

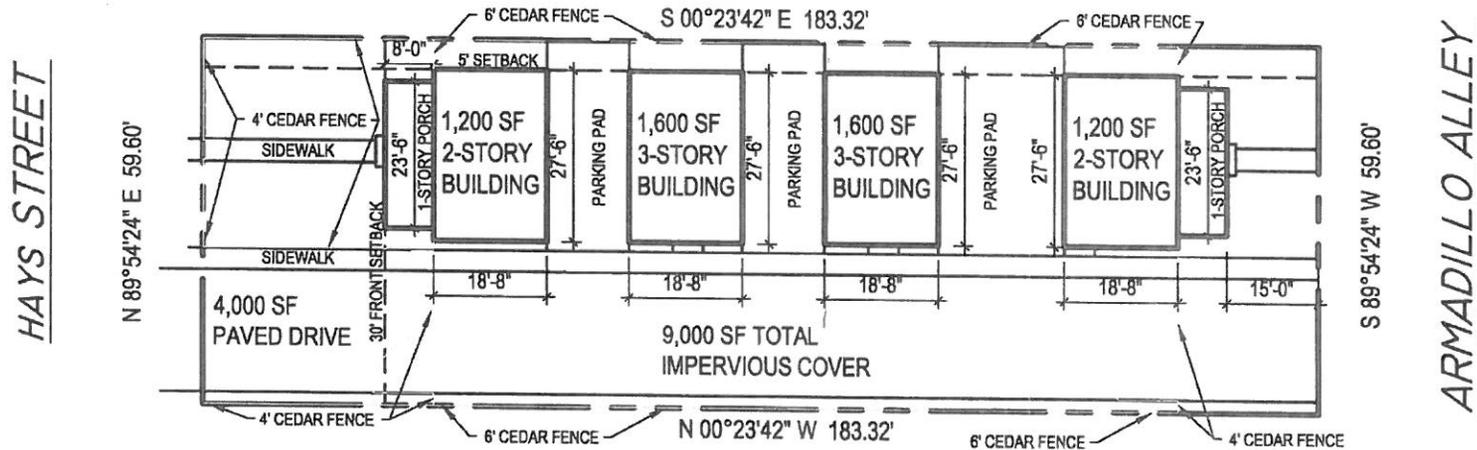
7. Other Factors:

None

NCB 537
 WEST HALF OF BLOCK 22
 LOT 5
 TYPE R6-H
 0.25 ACRES

Z2015067

PARCEL TO BE ZONED IDZ WITH THE
 USE OF SINGLE FAMILY ZERO LOT
 DWELLINGS TOTALING NO MORE
 THAN 4 UNITS

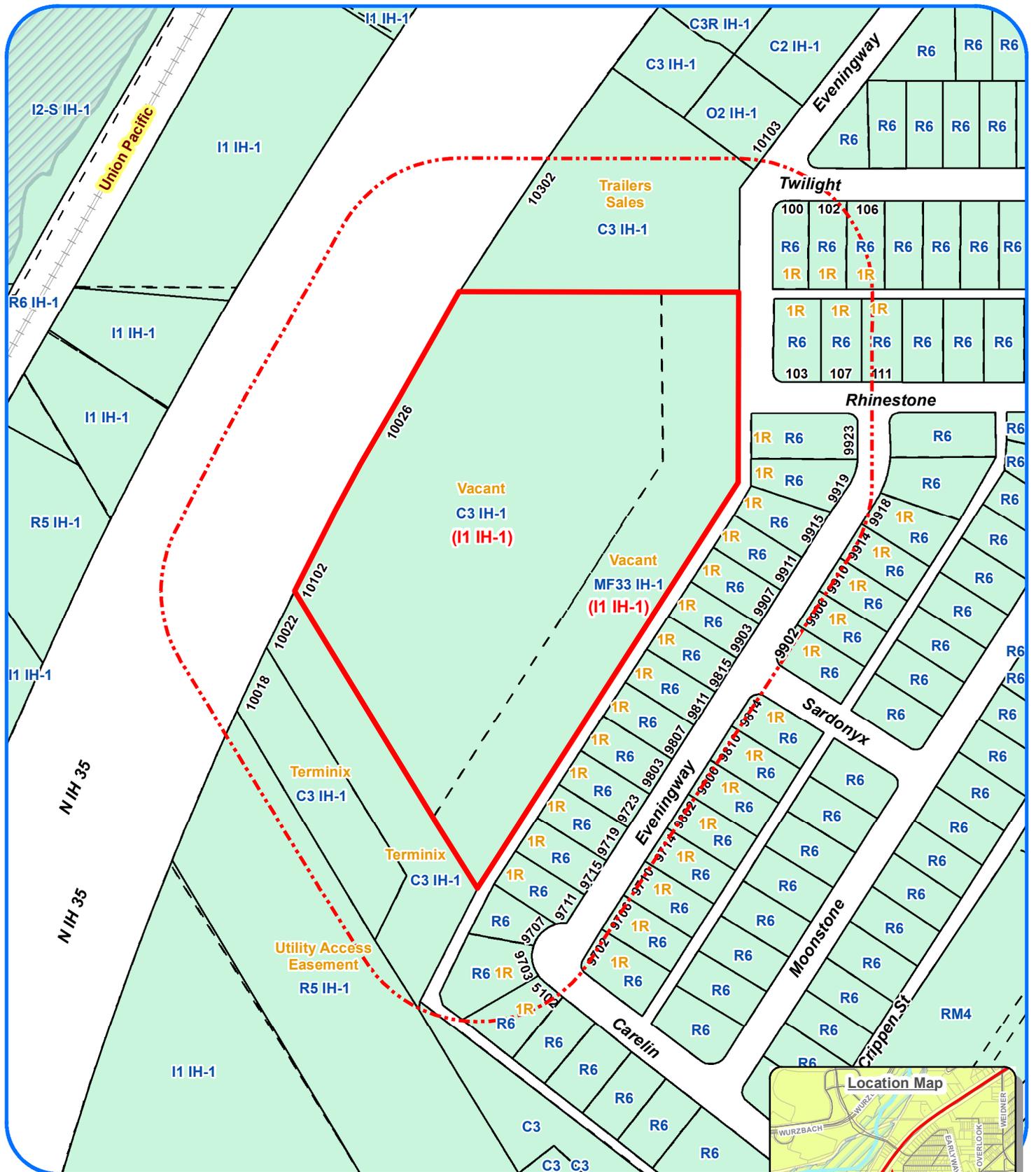


I, Juan Fernandez, the authorized representative of the property owner/applicant, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provision of the Unified Development Code. Additionally, I understand that the City Council approval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

ZONING SITE PLAN - 422 HAYS STREET

SCALE: 1" = 30'





Zoning Case Notification Plan

Case Z-2015-071

Council District: 2

School District: Northeast I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 13778 - BLOCK 017 - LOT 001

Legend

- Subject Properties (Red outline) (8.267 Acres)
- 200' Notification Area (Dashed red line)
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain (Blue hatched)
- Single Family Residential (1R)
- San Antonio City Limits (Blue vertical lines)



Development Services Dept
City of San Antonio
(12/19/2014 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015071

SUMMARY:

Current Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Sunshine Investments (by Jose Luis Villarreal Maiz)

Applicant: Michael Weiss

Representative: Brown & Ortiz, P.C.

Location: 10026 N IH 35

Legal Description: Lot 1 Block 17, NCB 13778

Total Acreage: 8.267

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: NA

Planning Team: NA

Applicable Agencies: None

Property Details

Property History: The subject property was originally annexed in 1965 under the 1965 ordinance. In a 1967 case, the eastern portion of the property was rezoned to "R-3" Multiple Family Residence District and the western portion of the property was rezoned to "B-3" Business Districts. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "MF-33" Multi-Family District. The subject property was platted in 1959

(volume 4305, page187 of 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

Current Base Zoning: "C-3 IH-1 AHOD"

Current Land Uses: Trailer Sales, Single Family Residences

Direction: East

Current Base Zoning: "R-6 AHOD"

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: "C-3 IH-1 AHOD", "R-6 AHOD"

Current Land Uses: Commercial, Single Family Residences

Direction: West

Current Base Zoning: ROW

Current Land Uses: Freeway

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 Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: North IH 35

Existing Character: Freeway; divide highway, four lanes each direction with access roads both sides.

Proposed Changes: None known

Thoroughfare: Eveningway, Rhinestone and Carelin Streets

Existing Character: Local, Type A; one lane each direction with sidewalks both sides

Proposed Changes: None known

Public Transit: There are no nearby VIA bus line to the subject property.

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

Parking Information: Off-street vehicle parking requirements for service uses are typically determined by building size.

Contractor Facility – Minimum Requirement: 1 space per 1500 square feet of Gross Floor Area (GFA);

Maximum Allowance: 1 space per 300 square feet of GFA.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in C-3 zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval; pending Zoning Commission recommendation on February 3, 2015.

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

1. Consistency:

The property is not located within any Local or Community Plan. The requested “I-1” base zoning district is consistent with the surrounding zoning and development pattern.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “C-3” and “MF-33” base zoning district and the proposed “I-1” are both consistent with surrounding zoning and uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 8.267 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None



Zoning Case Notification Plan

Case Z-2015-076 HL

Council District: 2

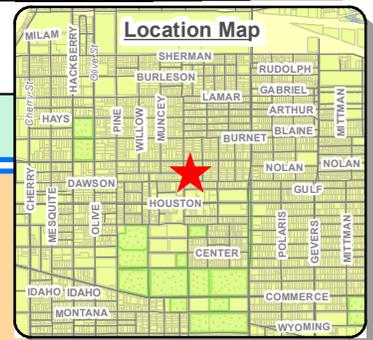
School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06004 - BLOCK 005 - LOT S 45 ft. of Lot 16

Legend

- Subject Properties — (0.170 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
City of San Antonio
(01/07/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: City Council District 2

SUBJECT:

Zoning Case Z2015076 HL

SUMMARY:

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

Requested Zoning: "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District5

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Willie A. Hodge III

Applicant: City of San Antonio Office of Historic Preservation

Representative: City of San Antonio Office of Historic Preservation

Location: 614 North Pametto

Legal Description: The South 45 feet of Lot 16, Block 5, NCB 6004

Total Acreage: 0.1705

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "D" Apartment District. In 1989, Ordinance 70785 converted the zoning to "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-4”and “RM-4 H” and “C-1”

Current Land Uses: Single-Family Residences and Commercial

Direction: West

Current Base Zoning: “RM-4 H”

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.

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

Transportation

Thoroughfare: North Palmetto

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 24, which operates along Houston Street and the 22, which operates along Hays 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: There is no change of use proposed. The property is used as a single-family residence. Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the “R-4” zoning district and the property will not be designated as Historic.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Dignowity Neighborhood 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 3, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 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 3, 2014

HDRC CASE NO: 2014-377
ADDRESS: 614 N PALMETTO
LEGAL DESCRIPTION: NCB 6004 BLK 5 LOT 17 N 5FT OF 16
PUBLIC PROPERTY: No
APPLICANT: William Hodge III - 614 N Palmetto
OWNER: William Hodge III/ - 614 N Palmetto
TYPE OF WORK: Garage/carport

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 614 N Palmeto.

FINDINGS:

a. The house at 614 N Palmetto was constructed circa 1913 in the Queen Anne style. It is located just east of the Dignowity Hill Historic District on an intact block. b. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b). c. Office of Historic Preservation staff has notified the property owner that the property is eligible for historic designation. The application is owner-initiated. The Code Enforcement Division intends to forward a recommendation for demolition to the Building Standards Board. A Finding of Historic Significance would be the first step in providing protection for the structures against demolition. d. Two accessory structures, a non-contributing shed and carport, are located on the property but are not proposed for designation.

RECOMMENDATION:

Staff recommends approval based on findings a through g.

COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller
 Historic Preservation Officer

Statement of Significance
614 N. Palmetto

Although no original mechanical lien exists for the property, it was determined through city directory research that construction of the house was completed in 1913. The couple E.T. and Maggie Garner purchased lot 6, block 5, new city block 6004 in the spring of 1912. The property was platted by W.T. Goode in 1910 as part of his larger Dignowity Hill Place development. The development was part of a shift taking place in many east side neighborhoods, especially Dignowity Hill, at the turn of the century.

Dignowity Hill was developed in the latter 19th century as one of the first upscale suburban developments outside of downtown San Antonio. In 1877 the railroad was built separating downtown from the eastside. Soon afterward an ironworks factory and other industrial facilities were created near the wealthy neighborhood. Although the demographics of Dignowity Hill did not alter drastically, as the area was still attractive for its large lots and relative height above downtown, new developments began taking shape nearby offering more modest prices. Dignowity Hill Place, located just east of what is now the Dignowity Hill Historic District, was one of those later plats subdivided in a way that attracted middle class families with a less expansive budget than the residents immediately to the west.

The house on 614 N. Palmetto is a simple version of a typical Queen Anne style home. Some additions have probably been made after the period of significance, which ends around 1938, as by that year most of the original area had been developed and built up. The house is of wood frame construction with simple wood cladding that remains intact. The steeply-pitched pyramidal roof is clad with composition shingles. The wrap-around front porch appears to be original, although it has been altered by the incorporation of a concrete slab and replacement wrought iron porch supports. Window openings are largely boarded, but areas that are visible indicate that at least some of the frames are original wooden sash windows. Trim on the windows and doors are understated and simple. The main front entrance appears to have a replacement front door, but a second entrance on the porch appears to have retained an original door. A transom window remains intact over the main front entrance. Despite the porch alterations, the house retains integrity and continues to convey significance as an intact example of an early 20th century Queen Anne style house. Additionally, the 600 block of N. Palmetto remains intact with a collection of similar houses that contribute to the overall character of the street and neighborhood.

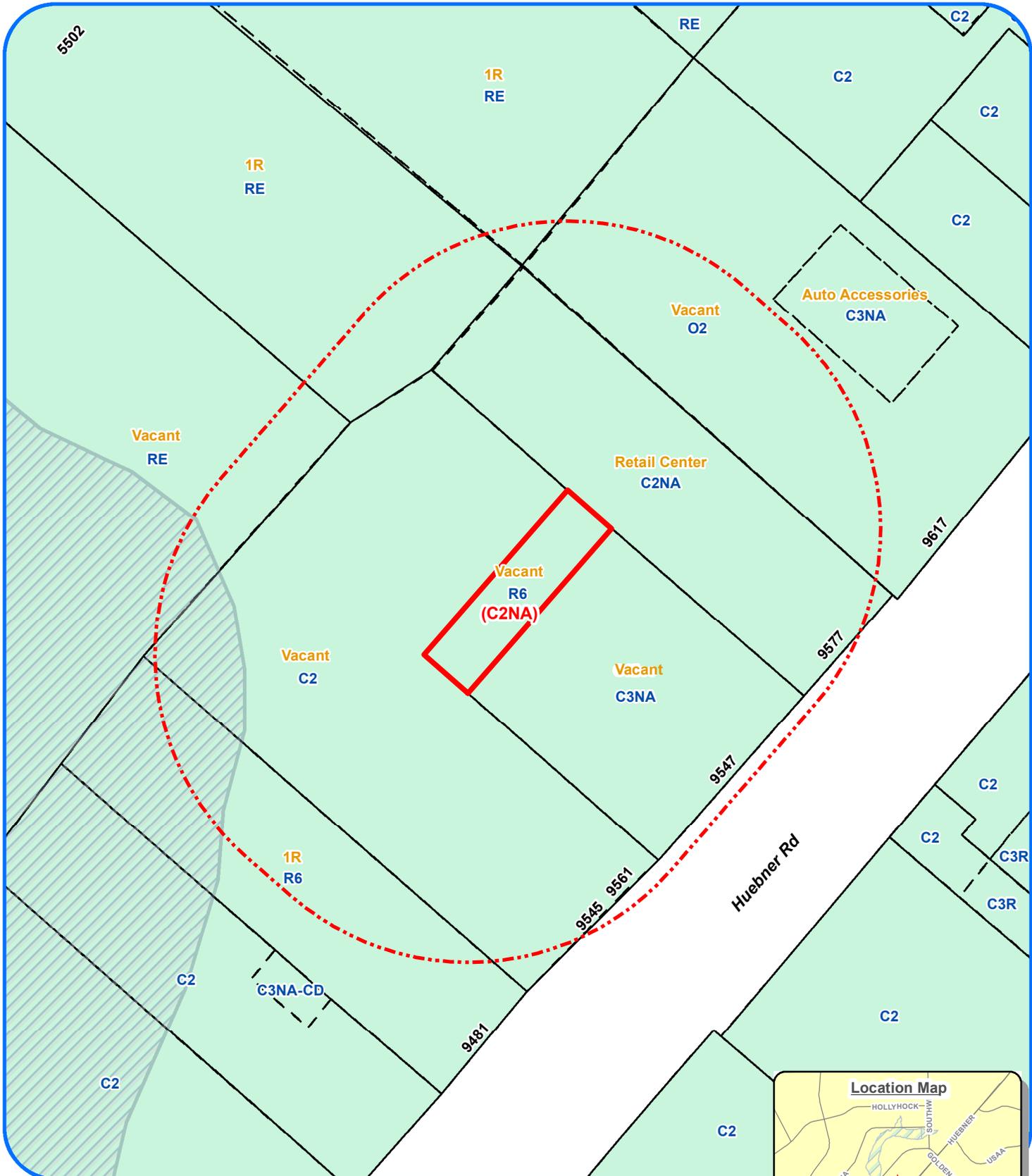
Although the house has been recently neglected and has undergone visible deterioration, the historic integrity of the building is still very much intact and most of the original wood windows remain in place. The interior of the house is in disrepair, but most of the damage is to the surfaces such as dry-wall and wallpaper. A vacant lot would decrease values for surrounding properties and would take away from the character and feeling of this intact block of historic-age houses.

The property at 614 N. Palmetto is meets the following criteria for local landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period type, method, of construction, or use of indigenous materials [35-607 (b) 5]; The house is a typical Queen Anne style home in its architectural form. It is also part of a neighborhood of similar looking houses constructed during the same period of development.

Its character as an established and geographically neighborhood, united by culture, architectural style or physical plan and development [35-607 (b) 10]; As one of many remaining buildings dating back to the original development of Dignowity Hill Place, the house has historical value in its relationship to the surrounding area. The houses in this neighborhood have an easily identified aesthetic unity that is integral to the area's sense of place.

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]; The house was part of a larger development that was one of the first 20th century suburban developments specifically catering to social classes outside of the elite who had been moving outside of downtown for many years before that time. The development of Dignowity Hill Place was tied to the creation of the railroad coming in through the east side, as this spurred a demographic change in the area.



Zoning Case Notification Plan

Case Z-2015-078

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): 0.1622 acres out of NCB 14702

Legend

- Subject Properties (0.162 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
 City of San Antonio
 (01/12/2015 - R. Martinez)

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2015078

SUMMARY:

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

Requested Zoning: "C-2NA" Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

Case Manager: Brenda V. Martinez

Property Owner: Rafael Ricardo Ramirez & Carmen Barrera Ramirez

Applicant: Salah E. Diab

Representative: Salah E. Diab

Location: A portion of the 9500 Block of Huebner Road

Legal Description: 0.1622 acres (7,067 square feet) out of NCB 14702

Total Acreage: 0.1622

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Oakland Estates
Neighborhood Association

Planning Team: Oakland Estates Neighborhood Plan

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in December of 1972 (Ordinance 41426), 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 the current "R-6" Residential Single-Family District. The 0.1622 acres (7,067 square feet) of land, consisting of a portion of Lot 13 and a portion of Lot 14, Block 2, NCB 14702, Oakland Estates, Volume 980, page 28 of the Deed and Plat Records of Bexar County, Texas. The property is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: Southeast

Current Base Zoning: “C-3NA”

Current Land Uses: Vacant Land

Direction: Northwest

Current Base Zoning: “C-2”

Current Land Uses: Vacant Land

Direction: Southwest

Current Base Zoning: “C-2”

Current Land Uses: Vacant Land

Direction: Northeast

Current Base Zoning: “C-2NA”

Current Land Uses: Retail Center/Offices

Transportation

Thoroughfare: Huebner Road

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

Proposed Changes: None known

Public Transit: The VIA bus line number 522 operate along Huebner Road.

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

Parking Information: Non-Commercial Parking Lot - Minimum Parking Requirement: N/A. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff Analysis and Recommendation: 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 Oakland Estates Neighborhood Plan area, and is identified as Community Commercial in the Future Land Use component of the Plan. The requested "C-2NA" Commercial Nonalcoholic Sales District is consistent with the adopted land use designation.

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to the "C-2NA" Commercial Nonalcoholic Sales District request.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family District is not consistent with the adopted land use plan.

The requested "C-2NA" Commercial Nonalcoholic Sales District is appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

The adoption of a land use plan will ensure that future rezonings in the area of influence are consistent with the goals of the Oakland Estates Neighborhood Plan. The "C-2NA" Commercial Nonalcoholic Sales District will allow continued development in accordance with the goals of the Oakland Estates Neighborhood Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

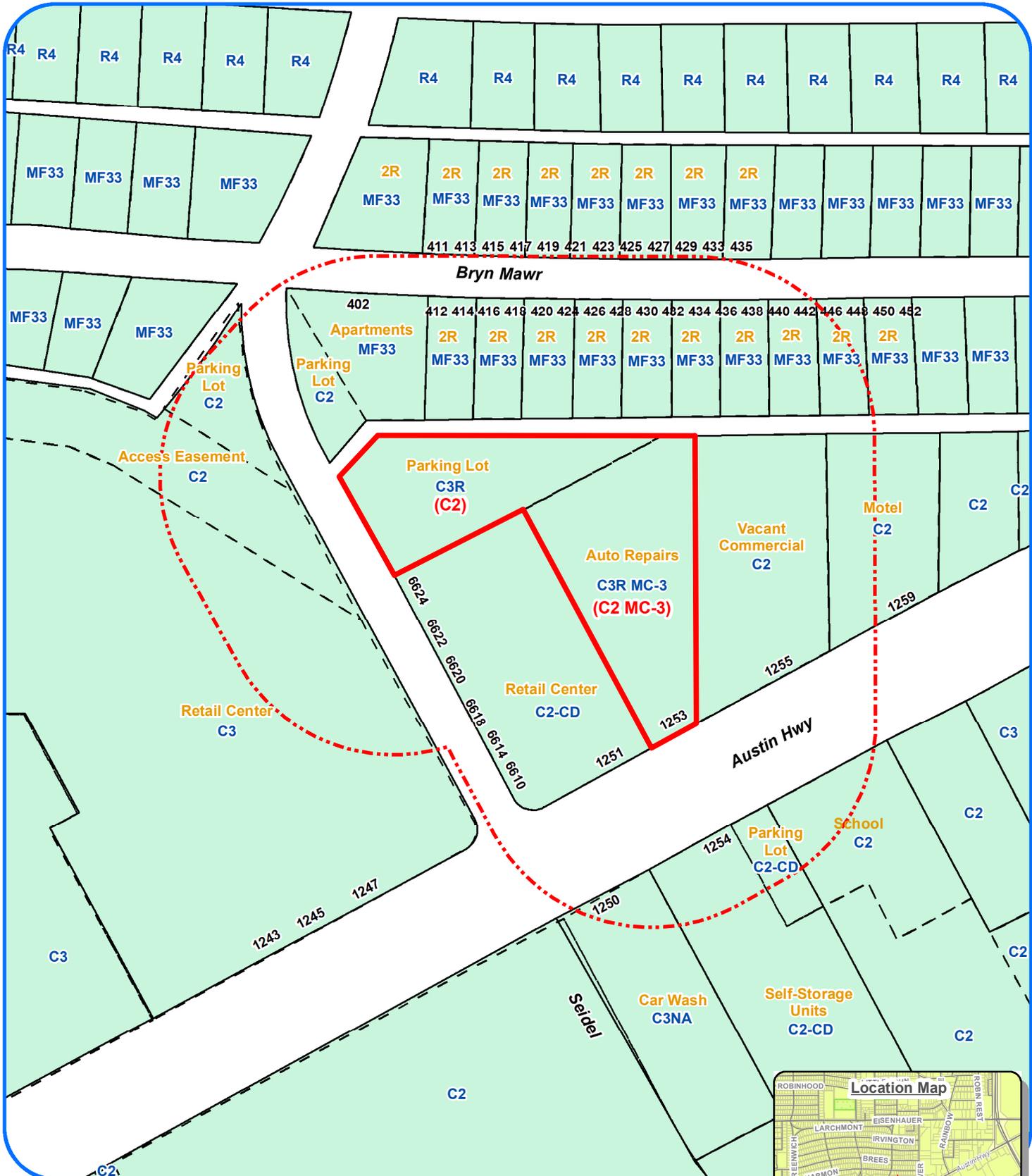
6. Size of Tract:

The subject property is 0.1622 of an acre in size, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

The applicant is requesting a zoning change in order to allow for parking at the site.

The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.



Zoning Case Notification Plan

Case Z-2015-079

Council District: 10

School District: Alamo Heights I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 09073 - BLOCK 034 - LOT 23

Legend

- Subject Properties (1.704 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**
- San Antonio City Limits



Development Services Dept
City of San Antonio
(01/09/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015079

SUMMARY:

Current Zoning: “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and “C-3R MC-3 AHOD” General Commercial Restrictive Alcohol Sales Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-3 AHOD” Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: 1251 Austin Highway, LP (Scott James Petty)

Applicant: Core Property Capital (John Graham)

Representative: Kaufman & Killen (Ashley Farrimond)

Location: 1253 Austin Highway

Legal Description: Lot 23, Block 34, NCB 9073

Total Acreage: 1.704

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Terrell Heights Neighborhood Association

Planning Team: Northeast Inner Loop Neighborhood Plan-9

Applicable Agencies: None

Property Details

Property History: The northern portion of the subject property was annexed in 1945 and the southern portion of the subject property was annexed in 1944 and was originally

zoned "F" Local Retail District. In a 1979 case, the property was rezoned to "B-3 R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3 R" General Commercial Restrictive Alcohol Sales. The subject property was platted into its current configuration in 1979 (volume 8600, page 205 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a commercial structure measuring 1,066 square feet in size and was built in 1980.

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: "C-2" and "MF-33"

Current Land Uses: Parking Lot, Apartment Complex and Duplexes

Direction: South

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

Current Land Uses: Storage Units, Car Wash, Parking Lot and School

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant and Motel

Direction: West

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

Current Land Uses: Retail Center and Parking Lot

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

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Seidel Road and Bryn Mawr Drive

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

Proposed Changes: None known

Thoroughfare: Austin Highway

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

Proposed Changes: None known

Public Transit: VIA bus lines 14 and 214 operates along Austin Highway, south 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 off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use). The number of required spaces cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the more intense commercial zoning district; the subject property would not be able to be rezoned for a less intense zoning district with less of an impact.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Northeast Inner Loop Neighborhood Plan, and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located along an established commercial corridor designed for a high volume of traffic.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property. This area has been established as a commercial corridor. The surrounding uses are consistent with the requested "C-2" zoning district. The "C-2" zoning district will have

less of an impact on the residential neighborhood to the north which is mostly comprised of multi-family dwellings.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.704 of an acre in size, which should be able to reasonably accommodate the proposed commercial zoning.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2015-080

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 07205 - BLOCK 107 - LOT 14 & 15

- Legend**
- Subject Properties (0.321 Acres)
 - 200' Notification Area
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential (1R)
 - San Antonio City Limits



Development Services Dept
 City of San Antonio
 (01/12/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015080 CD

SUMMARY:

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

Requested Zoning: "R-4 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than 12 residents

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

This is the first public hearing for this zoning case.

Case Manager: Ernest Brown, Planner

Property Owner: Los Angeles Heights Properties, LLC (by Leonel Reyes Jr. Member)

Applicant: Eduardo Garcia

Representative: Eduardo Garcia

Location: 1013 Clower St,

Legal Description: Lots 14 and 15, Block 107, NCB 7205

Total Acreage: 0.3214

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights Neighborhood Association

Planning Team: Dellview Planning Team-27

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 ordinance "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 zoning district. The subject property was platted in 1910 (volume 105, page 284 of 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, East, South and West

Current Base Zoning: “R-4”

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: Grant Avenue, West Hermosa, and Clower Street

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus stop is located at the southeast intersection of Michigan Avenue and Clower Street west of the subject property. Bus route 651 operates along Michigan 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 typically determined by the type of use and building size. The zoning application refers to an assisted living facility with no more than 12 residents

Assisted living Facility no more than 12 – Minimum Parking Requirement: 0.3 per resident;

Maximum Parking Requirement: 1 per resident.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the “R-4” zoning district.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Greater Dellview Area Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The proposed zoning change does not require a plan amendment. The base zoning is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds the "R-4 CD" to be appropriate given that the subject property will continue to permit residential development. The Conditional Use will only permit the increase in residents in the single family residence. The application of a conditional use provides varying degrees of use density that could exist within a predominantly single-family district.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

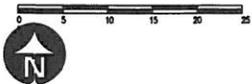
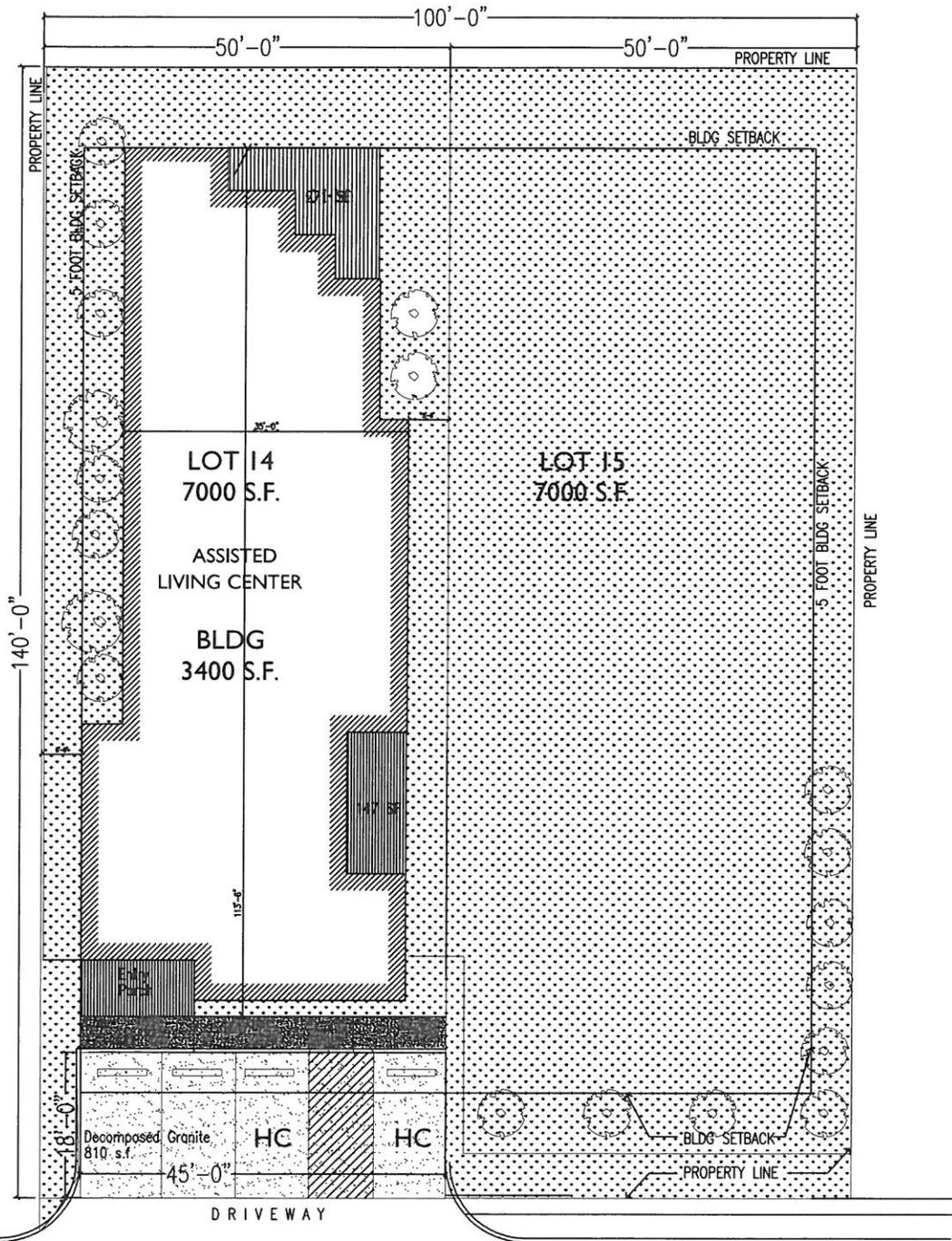
6. Size of Tract:

The subject property measures 0.3214 of an acre in size, which is sufficient to accommodate development and required parking.

7. Other Factors:

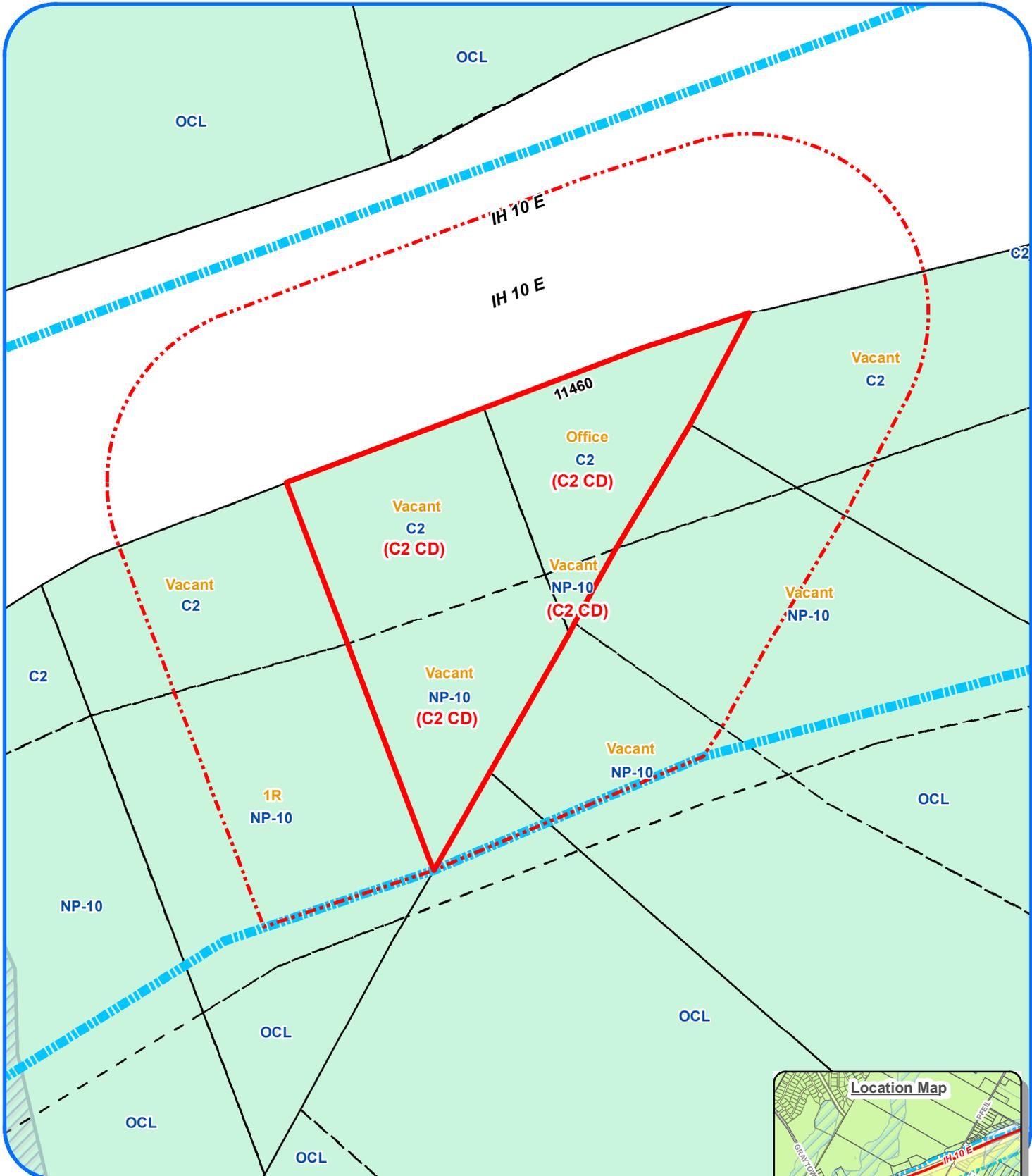
None

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



C L O W E R S T R E E T

NCB 7205 BLK 107 LOT 14 AND 15



Zoning Case Notification Plan

Case Z-2015-081

Council District: 2
 School District: East Central I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 18226 - BLOCK 000 - LOT P-8F & P-8H

Legend	
Subject Properties	(3.004 Acres)
200' Notification Area	(Red dashed line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue hatched area)
Single Family Residential	1R
San Antonio City Limits	(Blue dashed line)



Development Services Dept
 City of San Antonio
 (01/13/2015 - R. Martinez)

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015081 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

This is the first public hearing for this zoning case.

Case Manager: Ernest Brown

Property Owner: Glen T. & Karen J. Porter

Applicant: Daniel Martinez (Nexa Industries, LLC)

Representative: Daniel Martinez (Nexa Industries, LLC)

Location: 11460 I-10 E

Legal Description: 3.004 acres out of NCB 18226

Total Acreage: 3.004

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH 10 East Planning Team-30

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1986 and portions (Northern section) of the property was originally zoned "R-1" Single Family Residential and another portion (Southern section) was originally zoned "RA" Residence Agricultural District. It was rezoned in 1989 to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-

2" General Commercial District and "MF-33" Multi-Family District. The subject property is not platted in its current configuration. In 1972 it was developed with retail store, automotive service garage and carport totaling 2500 square feet of structures.

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: OCL

Current Land Uses: NA

Direction: Southeast

Current Base Zoning: "C-2", "NP-10

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2", "NP-10

Current Land Uses: Vacant, Single Family Residence

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: IH 10

Existing Character: Expressway

Proposed Changes: None known

Public Transit: There are no nearby VIA bus line 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 of use and building size. The zoning application refers to a Manufactured Home/Oversize Vehicle Sales, Service or Storage.

Manufactured Home/Oversize Vehicle Sales, Service or Storage – Minimum Parking

Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service area;

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service area.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning districts; restricting future land uses to those permissible in C-2 and NP-10 zoning districts.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the IH 10 East Corridor Perimeter Plan and is currently designated as Park/Open Space in the future land use component of the plan. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the IH 10 East Corridor Perimeter Plan.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The subject property is located in a finger annexation of the city. The surrounding area is outside of the city. The existing zoning of “C-2” within the north portion of the subject property fronting IH 10 East is considered to be an appropriate zoning district along with “NP-10” on the south section of the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

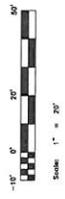
6. Size of Tract:

The subject property measures 3.004 acres in size, which is sufficient to accommodate commercial development and required parking. The subject property is developed with building structure and parking area.

7. Other Factors:

None

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Boundary lines shown on this plan are based on data furnished to G.S.M. by the owner. G.S.M. does not warrant the accuracy of the data. ANY USE OF THIS PLAN IS AT THE USER'S RISK.

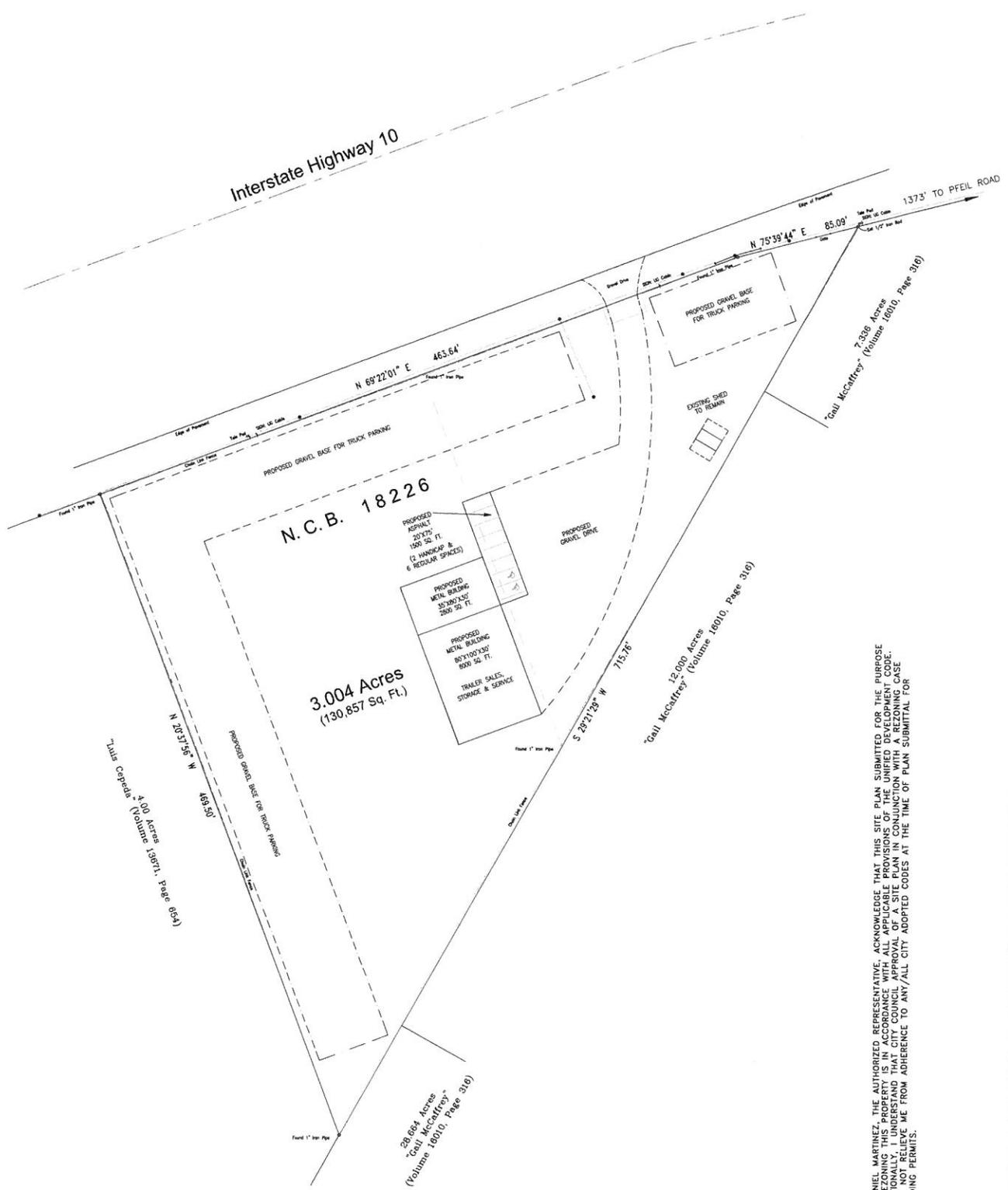


DATE	DESCRIPTION
11/17/2014	PRELIMINARY PLAN
11/17/2014	FINAL PLAN
11/17/2014	REVISION

3,004 acres of land out of New City Block 18226, City of San Antonio, Bexar County, Texas, being out of the Edgar Harbors 150.00 acre tract described by deed recorded in Volume 694, Page 328 of the Deed Records of Bexar County, Texas, being out of the A. Zamora Survey Number 36, Abstract Number 839, County Block 5083, Bexar County, Texas, comprised of a 1,004 acre tract described by deed recorded in Volume 8878, Page 1818 of the Deed Property Records of Bexar County, Texas, and a 2,000 acre tract described by deed recorded in Volume 5391, Page 247 of the Deed Property Records of Bexar County, Texas.

GIBBONS SURVEYING & MAPPING, INC.
 1100 N. LOOP WEST, SUITE 1000
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 (512) 426-8800
 (512) 426-8801
 FAX (512) 426-8802

A SITE PLAN



I, DANIEL MARTINEZ, THE AUTHORIZED REPRESENTATIVE, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF SAN ANTONIO ZONING CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.