

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 1, 2014
11:00 AM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	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. **11:00 AM** - Work Session – Lone Star Room – Briefing on Annexation and Flex Districts related to large area rezoning case, discussion of policies and administrative procedures and any items for consideration on the agenda for July 1, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of June 17, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014167 (Council District 6) – WITHDRAWN:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lots 9, 10, 11, 12, 13, 14, 15, and 16, NCB 8595; 5534 San Fernando Street, 116, 118, 124, 128 and 132 Don Jose.
7. **ZONING CASE NUMBER Z2014146 (Council District 10) – POSTPONED:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 PUD AHOD” Residential Single-Family Planned Unit Development Airport Hazard Overlay District on Lots 2, 3, 4, 5, 6, 13, and 1.174 acres out of Lot 14; and “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.131 acres out of Lot 1 on Lots 2, 3, 4, 5, 6, 13, 1.131 acres out of Lot 1, and 1.174 acres out of Lot 14, Block A, NCB 15704; 14615 Durham Drive and a portion of the 4600 Block of Stahl Road.
8. **ZONING CASE NUMBER Z2013110 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-6 UC-3 AHOD” Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “O-1” Office District and Multi-Family Residences not to exceed 27 units an acre and “IDZ UC-3 AHOD” Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre on Lot 6, Block 5, NCB 6484; 1402 West Huisache Avenue.

9. **ZONING CASE NUMBER Z2014171 CD S (Council Districts 3 & 4):** A request for a change in zoning from “UD” Urban Development District, “RD” Rural Development District, “FR” Farm and Ranch District, “RP” Resource Protection District, “C-3NA” General Commercial Nonalcoholic Sales District, “BP” Business Park District, “C-2” Commercial District, “DR” Development Reserve District, “RE” Residential Estate District, “MI-1” Mixed Light Industrial District, “R-20” Residential Single-Family District, and “C-3 CD” General Commercial District with a Conditional Use for Long Term Parking & Storage to “C-2” Commercial District, “C-3 CD” General Commercial District with a Conditional Use for a Truck Stop or Laundry – Tire Repair Permitted, “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, “MI-1” Mixed Light Industrial District, “NP-8” Neighborhood Preservation District, “R-6” Residential Single-Family District, “BP” Business Park District, “C-1” Light Commercial District, “C-2 CD” Commercial District with a Conditional Use for Parking and Transient Vehicle Storage –Related to a Delivery, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “RE” Residential Estate District, “RP” Resource Protection District, “RP S” Resource Protection District with a Specific Use Authorization for a Cemetery, “FR” Farm and Ranch District, “C-2 CD” Commercial District with a Conditional Use for Truck Repair and Maintenance, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage, “L” Light Industrial District, “C-3” General Commercial District, “O-1 S” Office District with a Specific Use Authorization for Athletic Fields-Commercial, “RM-6” Residential Mixed District, “C-2 CD” Commercial District with a Conditional Use for Self Service Storage, “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors, “C-2 S” Commercial District with a Specific Use Authorization for a Hotel, “C-2 P” Commercial Pedestrian District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “O-1.5” Mid-Rise Office District, “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, and “R-3” Residential Single-Family District for approximately 6,000 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of South Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, 17.51 acres out of CB 4007 & 4007A located in the 11100 & 11200 blocks of South U.S. Highway 181, and 2.5 acres out of NCB 11156 located in the in the 12000 block of Southeast Loop 410; all overlay districts remaining unchanged.
10. **ZONING CASE NUMBER Z2014177 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on the west 50 feet of Lot 82, NCB 9483; 483 West Harding Boulevard.
11. **ZONING CASE NUMBER Z2014179 (Council District 1):** A request for a change in zoning from “MF-33 NCD-2 AHOD” Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-5” Residential Mixed District on Lots 1, 2, 9, and 10, Block 10, NCB 1890 save and except those portions of Lots 1, 9, and 10 conveyed to the City of San Antonio in Volume 1956, Page 74 of the Bexar County Deed Records; 615 West Ashby Place and 626 West French Place.
12. **ZONING CASE NUMBER Z2014181 Council District 8):** A request for a change in zoning from “MF-25 PUD MSAO-1 MLOD” Low Density Multi-Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 PUD MSAO-1 MLOD” Office Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 1.7851 acres out of NCB 34034 on a portion of the 100 Block of Palmilla Court.

13. **ZONING CASE NUMBER Z2014184 (Council District 10):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 21, NCB 14941 on a portion of the 5300 Block of Leonhardt Road and the 4000 Block of Rail Drive.
14. **ZONING CASE NUMBER Z2014185 S (Council District 3):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue.
15. **ZONING CASE NUMBER Z2014186 S Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week on 2.678 acres out of Lot 2, Block 3, NCB 14160; 5337, 5339 and 5345 Glen Ridge and 5455 Evers Road.
16. **ZONING CASE NUMBER Z2014187 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 40, 41, 42 and 43, Block 13, NCB 8252; 4633 West Commerce Street.
17. **ZONING CASE NUMBER Z2014188 (Council District 8):** A request for a change in zoning from “R-4 AHOD MLOD-1” Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “MF-50 AHOD MLOD-1” Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District and “C-3 AHOD MLOD-1” General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “MF-33 AHOD MLOD-1” Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 16.25 acres out of NCB 15825 on a portion of the 14900 to 15200 Block of Vance Jackson.
18. **ZONING CASE NUMBER Z2014189 (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 2, Block 33, NCB 8115 save and except those portions conveyed to the City of San Antonio in Volume 3115, Page 431 and to the State of Texas in Volume 4877, Page 376 of the Deed Records of Bexar County, Texas; 838 Patton Boulevard.
19. **Director’s Report** – Administrative Items.
20. **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.
21. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2013-110

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 06484 - BLOCK 005 - LOT 6

- Legend**
- Subject Properties (0.305 Acres)
 - 200' Notification Area
 - Current Zoning
 - Requested Zoning Change
 - 100-Year DFIRM Floodplain
 - Single Family Residential
 - Urban Corridor-3



Development Services Dept
 City of San Antonio
 (05/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013110

Hearing Date: July 1, 2014

Property Owner: Francisca Bautista & Jorge Ladrón De Guevara

Applicant: Francisca Bautista

Representative: Francisca Bautista

Location: 1402 West Huisache Avenue

Legal Description: Lot 6, Block 5, NCB 6484

Total Acreage: 0.3053

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the June 3, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre and "IDZ UC-3 AHOD" Infill Development Zone Fredericksburg Road Urban Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Multi-Family Residences not to exceed 27 units an acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 16, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on May 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association; Keystone Neighborhood Association is located within 200 feet.

Planning Team: Near Northwest Community Plan - 17

Applicable Agencies: None

Property Details

Property History: The subject property is currently vacant. The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1986 large-area case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

The property owner is proposing to construct an eight unit multi-family development with office uses.

Topography: The subject property is relatively flat and has physical characteristics that are likely to affect development. The overall scale of any development will be somewhat limited due to the presence of Martinez Creek and the resulting flood plain. According to the most recent 100-year FEMA flood map, a large majority of the subject property is located within the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and East

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

Current Land Uses: Vacant Land, Office Auto Paint and Body Shop and a Bakery

Direction: South

Current Base Zoning: "MF-33 CD", "R-6" and "RM-4"

Current Land Uses: Single-Family Residences and Two-Family Dwellings

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence and Vacant Land

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

A portion of the property is located in the "UC-3" Fredericksburg Road Urban Corridor Overlay District. Properties within 200 feet of the Fredericksburg Road right-of-way between Martinez Creek and Santa Barbara Street carry the "UC-3" Fredericksburg Road Urban Corridor District. The Fredericksburg Road Urban Corridor regulates setbacks, screening and signage.

Transportation

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Thoroughfare: West Huisache Avenue, West Mulberry Avenue, and West Magnolia Avenue

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 95, 96, 97, 100 and 296 lines which operate along Fredericksburg Road.

Traffic Impact: A Traffic Impact Analysis (TIA) has been waived for the following reasons: IDZ zoning is exempt from TIA requirements.

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

Multi-family Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

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

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

Staff Analysis and Recommendation: Approval pending the plan amendment

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

1. Consistency:

The subject property is located within the Near Northwest Community Plan and is currently designated as "Medium Density Residential" in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to "Mixed Use". Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

Staff supports rezoning the property to allow both multi-family and office uses. The property's current "R-6" Single-Family Residential District is not appropriate as the property is not likely to be used for residential development due to its location on an arterial thoroughfare. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

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.

The City's Public Works Department will examine adverse storm water impacts on the surrounding properties when construction plans are submitted for building permits.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.3053 of an acre and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:

A significant portion of the subject property falls within the 100 year flood plain; therefore, flood plain development permits will be required by the City's Public Works Department.

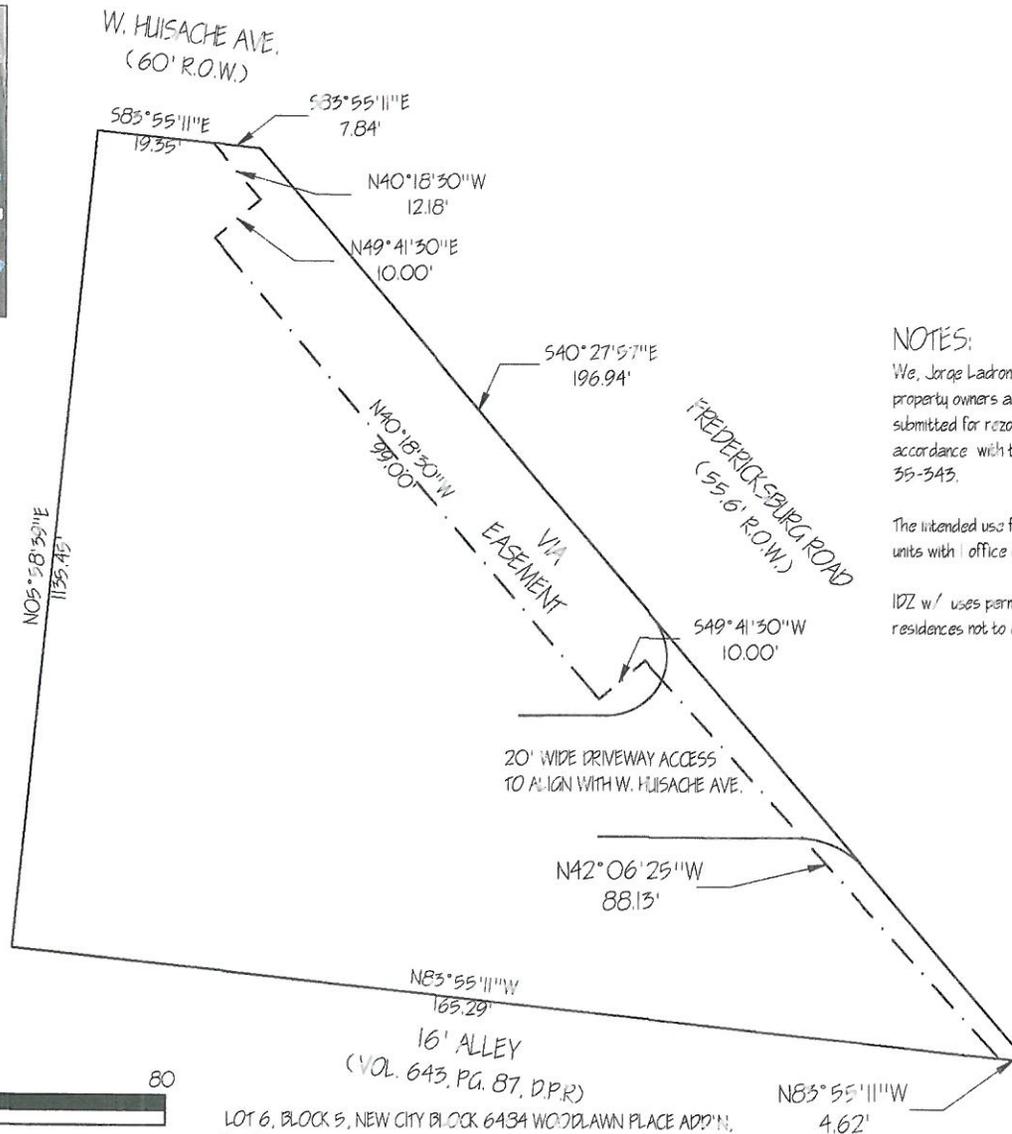
Existing flood plains, topography and a VIA bus stop located directly in front of the subject site create a number of development hurdles for the property. Single-family development is not likely. Mixed use development that includes multi-family and office uses may be the most reasonable uses for this location.

Z2013110



SITE

LOCATION MAP
NOT TO SCALE

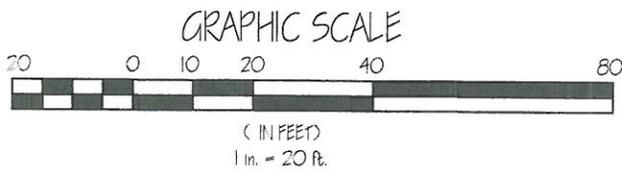


NOTES:

We, Jorge Ladrón Doquevara & Francisca Bautista, the property owners acknowledge that this site plan is submitted for rezoning this property. This property is in accordance with the Infill Development Zone Sec. 55-345.

The intended use for this property is for 8 multi-family units with 1 office unit and 8 parking spaces

10Z w/ uses permitted in "O-1" & multi-family residences not to exceed 27 units per acre.



LOT 6, BLOCK 5, NEW CITY BLOCK 6434 WOODLAWN PLACE ADD'N,
CITY OF SAN ANTONIO, RECORDED IN VOLUME 642, PAGE 87, DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

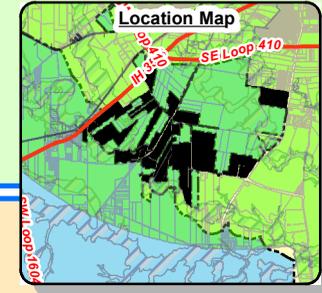
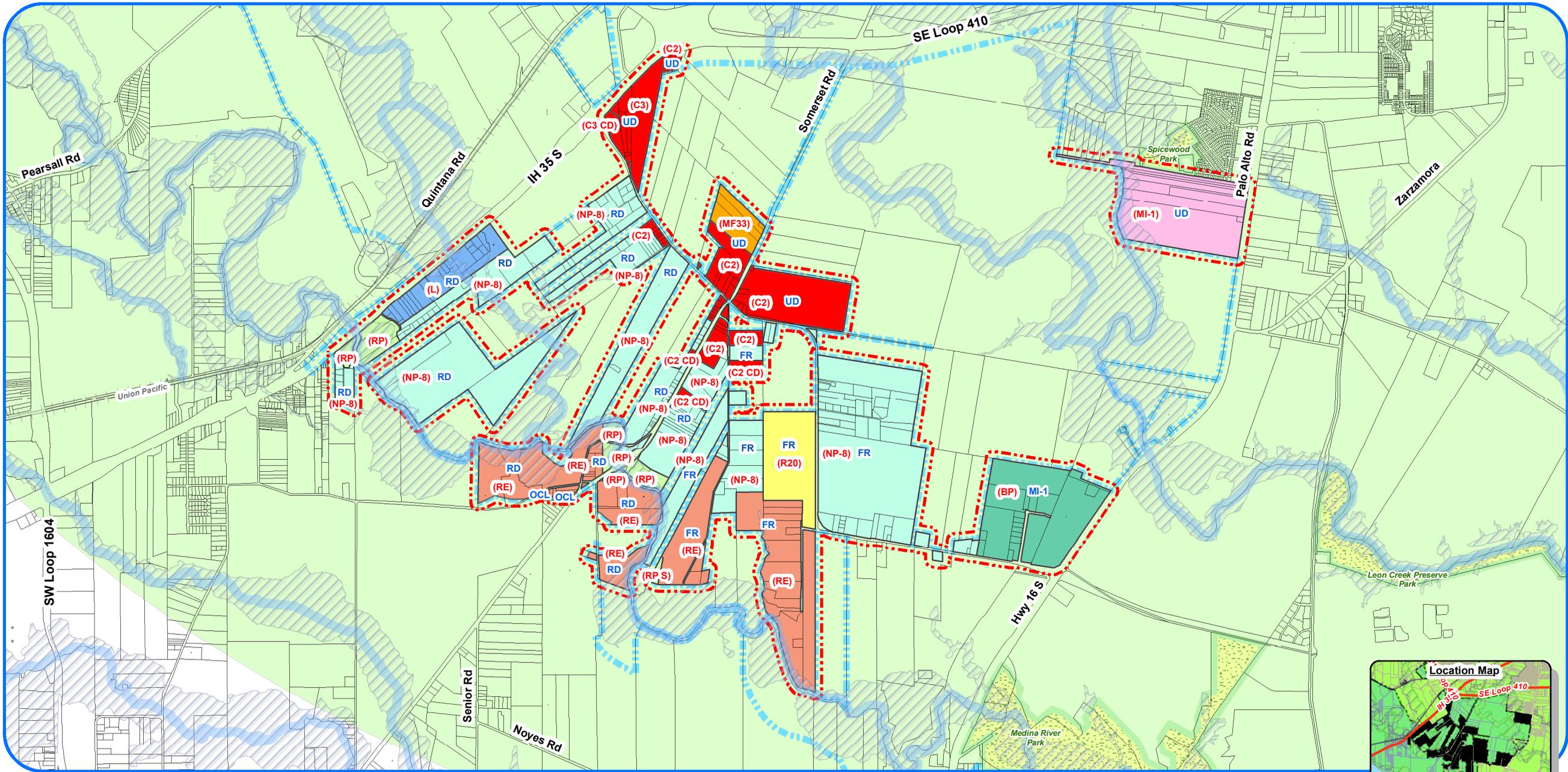
Revisions

REV
SCALE 1" = 20'
DATE UPDATED 4-7-2014
Project Number

drawn by
JOSEPH M.

Sheet:

01



Zoning Case Notification Plan

Case Z-2014-171 CD S (Annexed Area 1)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 3381 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

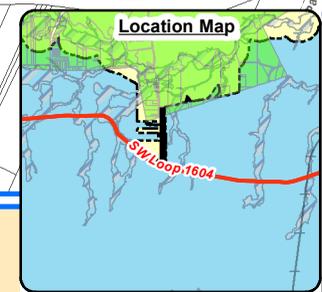
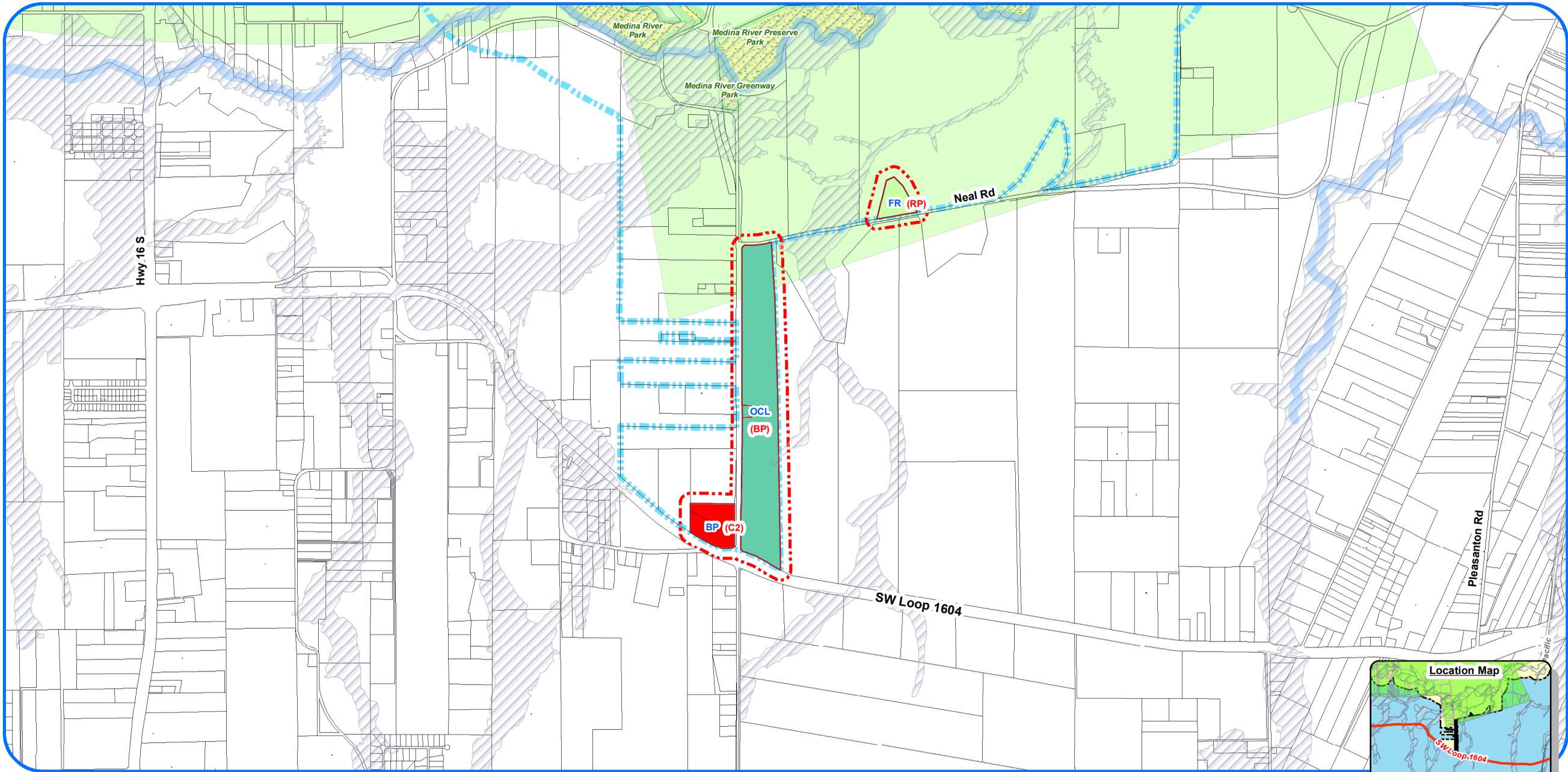
Proposed Zoning							
(BP)	(C2)	(FR)	(MF33)	(O1 S)	(R6)	(RP S)	
(C1)	(C3 CD)	(I2 S)	(MI-1)	(R20)	(RE)	(RP)	
(C2 CD)	(C3)	(L)	(NP-8)	(R4)	(RM6)		

Legend

- Subject Properties 3274.361 Acres (Cumulative)
- 200' Notification Area
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- San Antonio City Limits
- Airport Hazard Overlay District



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Annexed Area 2)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 3381 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

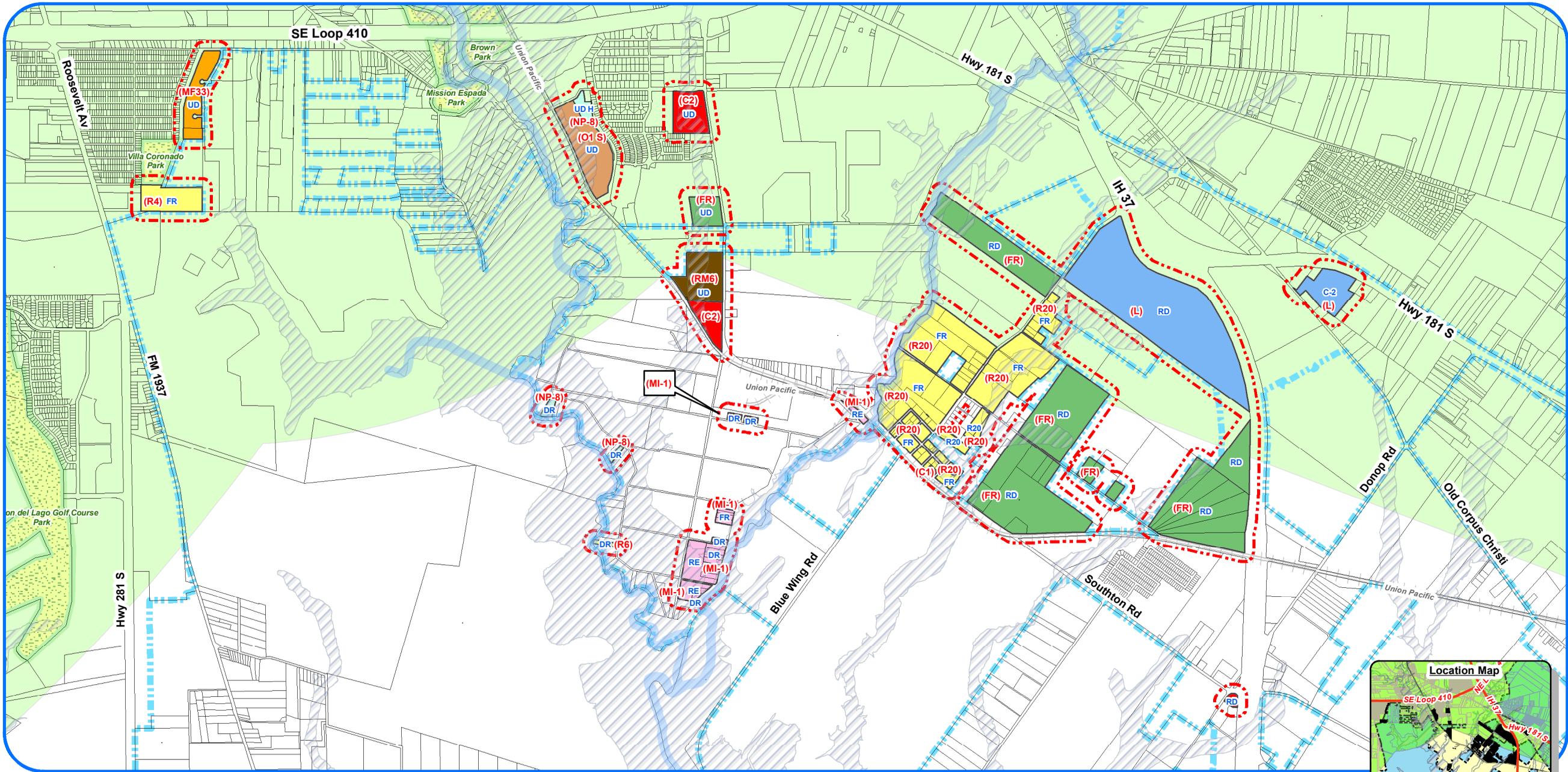
(BP)	(C2)	(FR)	(MF33)	(O1 S)	(R6)	(RP S)
(C1)	(C3 CD)	(I2 S)	(MI-1)	(R20)	(RE)	(RP)
(C2 CD)	(C3)	(L)	(NP-8)	(R4)	(RM6)	

Legend

Subject Properties		3274.361 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan

Case Z-2014-171 CD S (Annexed Area 3)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 2525 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

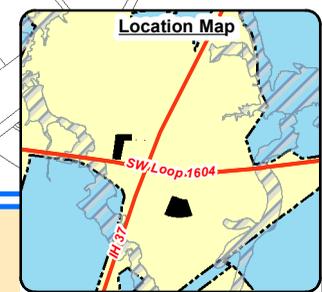
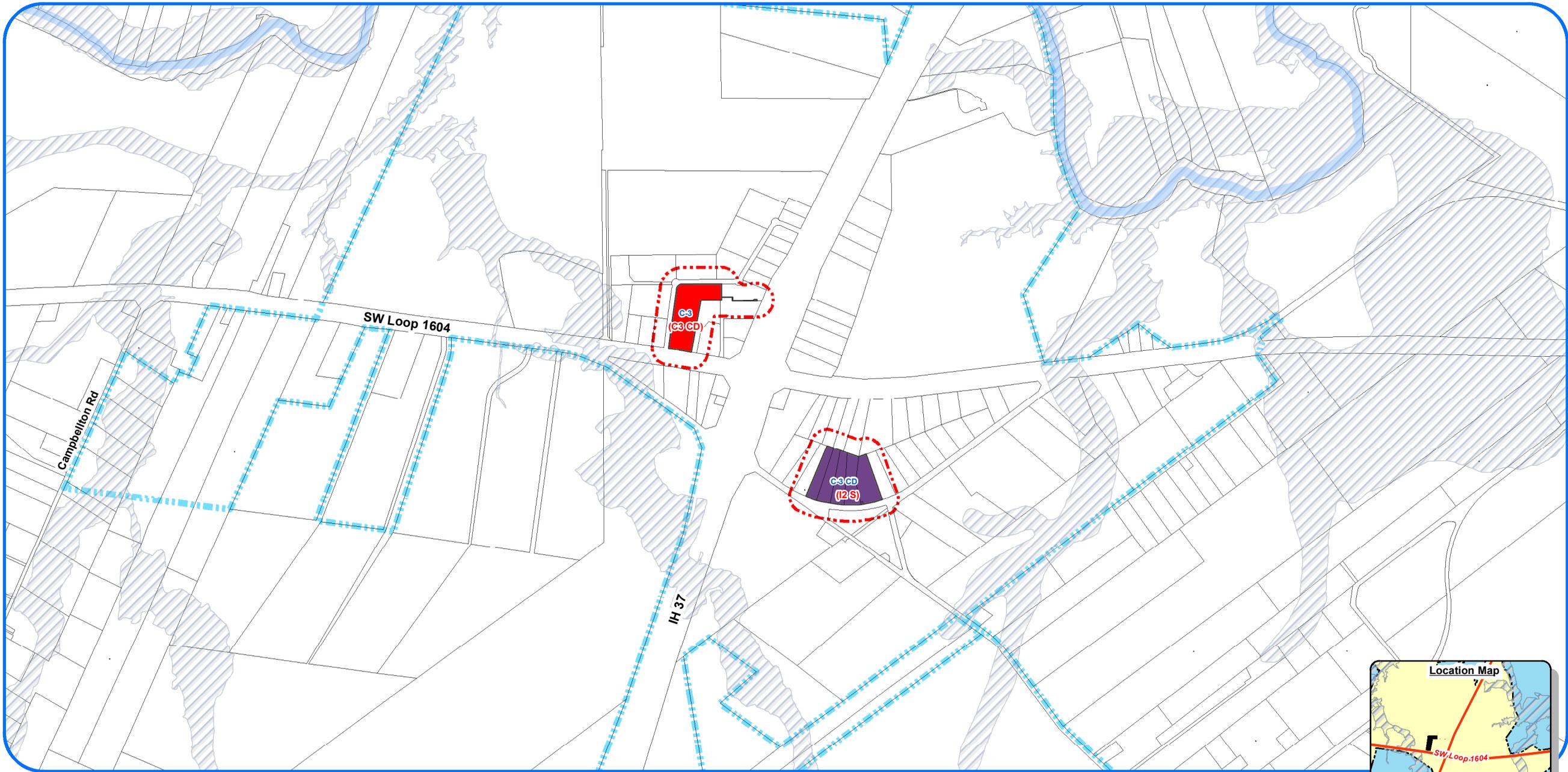
(BP)	(C2)	(FR)	(MF33)	(O1 S)	(R6)	(RP S)
(C1)	(C3 CD)	(I2 S)	(MI-1)	(R20)	(RE)	(RP)
(C2 CD)	(C3)	(L)	(NP-8)	(R4)	(RM6)	

Legend

Subject Properties		3274.361 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Annexed Area 4)

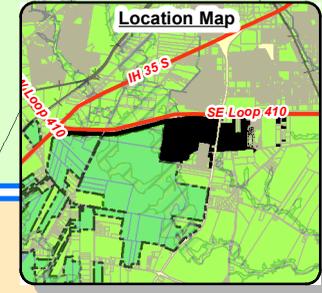
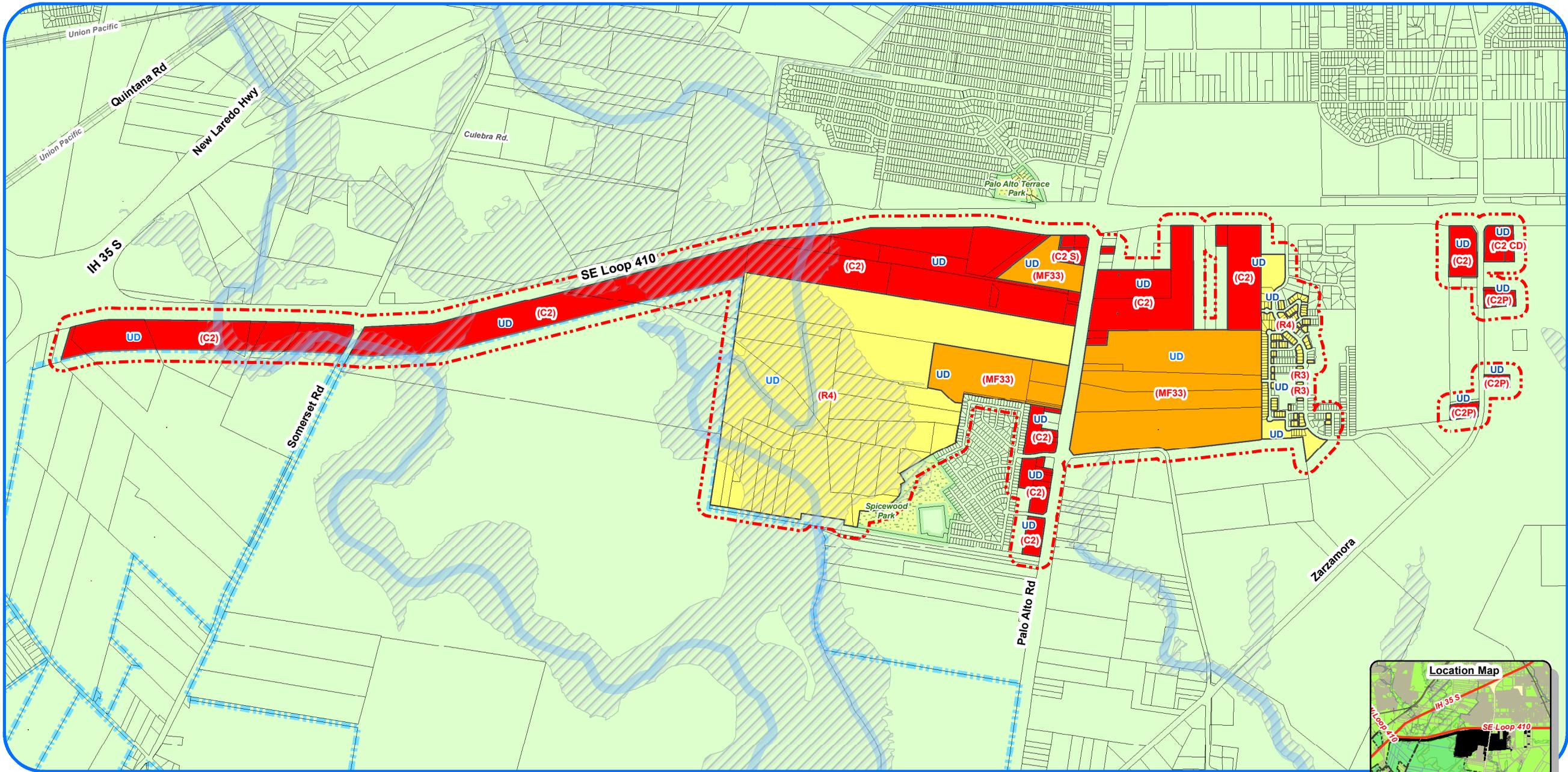
Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 2525 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning							
(BP)	(C1)	(FR)	(MF33)	(O1 S)	(R6)	(RP S)	
(C2)	(C3 CD)	(I2 S)	(MI-1)	(R20)	(RE)	(RP)	
(C2 CD)	(C3)	(L)	(NP-8)	(R4)	(RM6)		

Legend		3274.361 Acres (Cumulative)
Subject Properties		
200' Notification Area		
Current Zoning		
Requested Zoning Change		
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Non-Annexed Area 1)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 1972 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

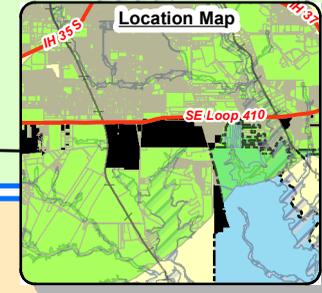
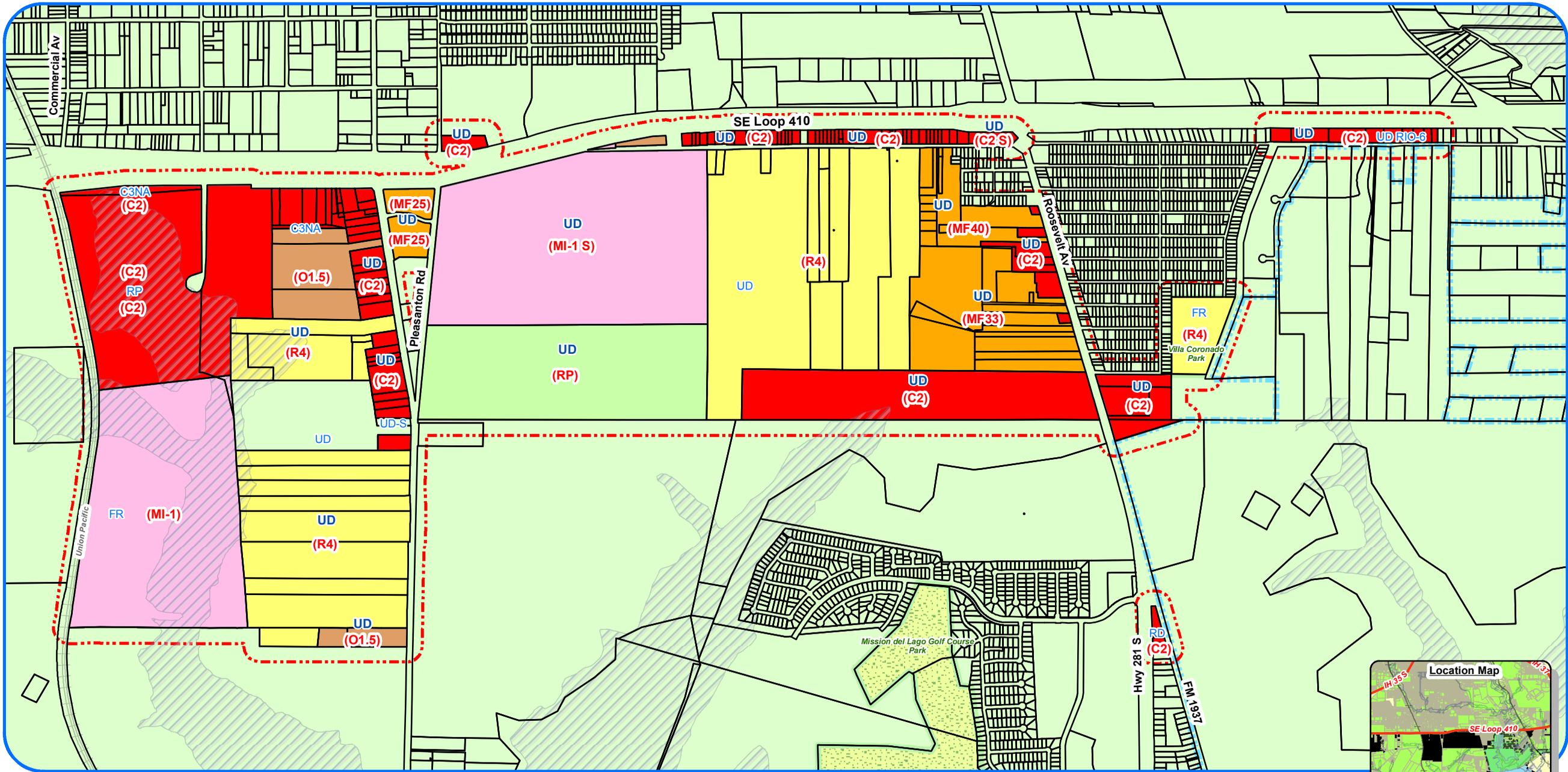
(C2 CD)	(C2 P)	(MF33)	(MI-1)	(R4)
(C2 S)	(MF18)	(MF40)	(O1.5)	(R6)
(C2)	(MF25)	(MI-1 S)	(R3)	(RP)

Legend

Subject Properties		2648.641 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Non-Annexed Area 2)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 1488 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

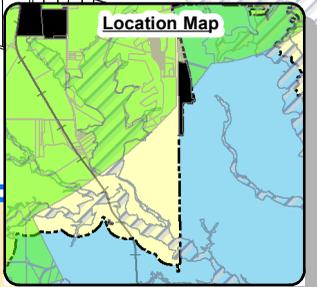
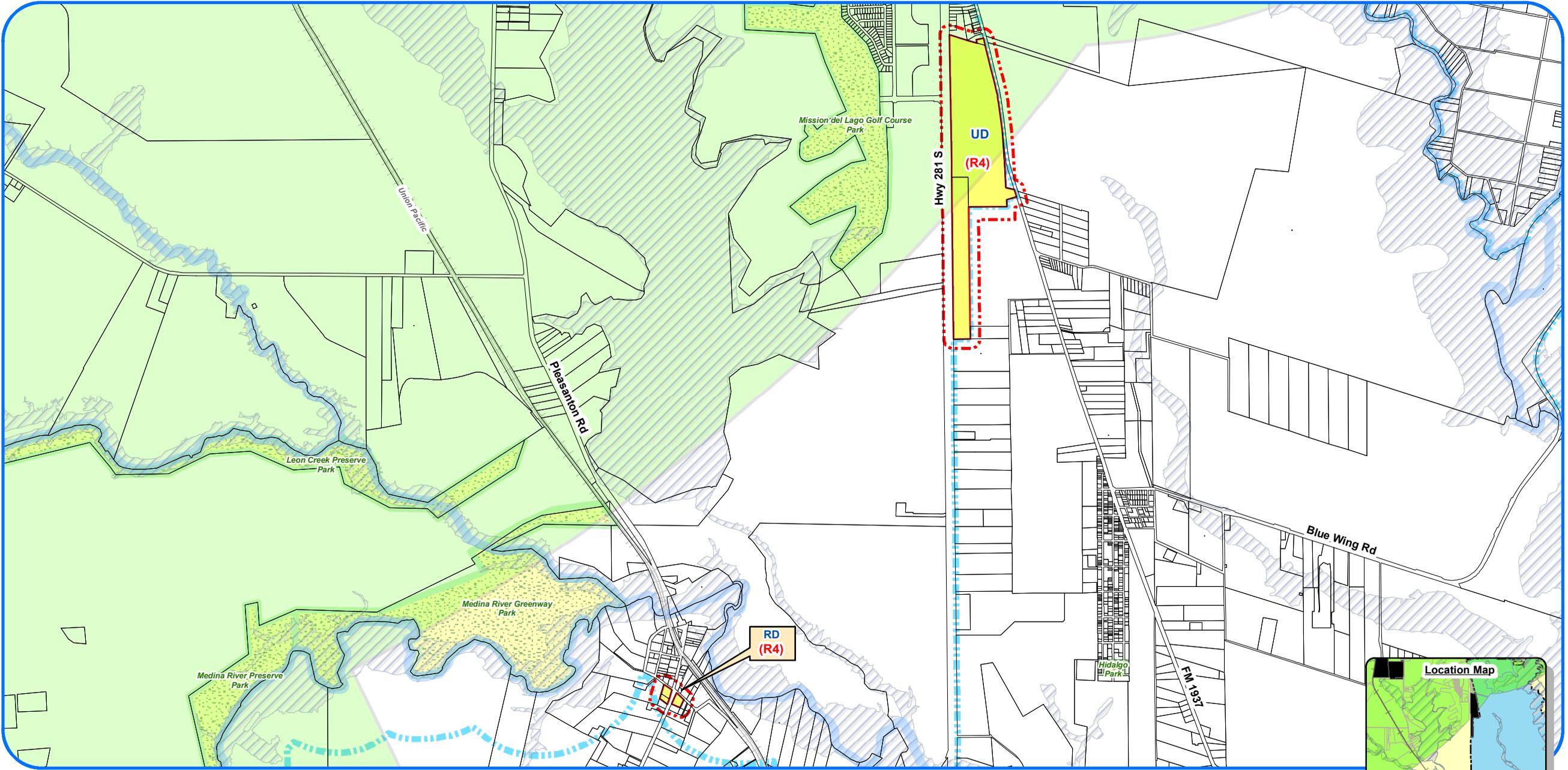
(C2 CD)	(C2 P)	(MF33)	(MI-1)	(R4)
(C2 S)	(MF18)	(MF40)	(O1.5)	(R6)
(C2)	(MF25)	(MI-1 S)	(R3)	(RP)

Legend

Subject Properties		2648.641 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Non-Annexed Area 3)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 2437 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

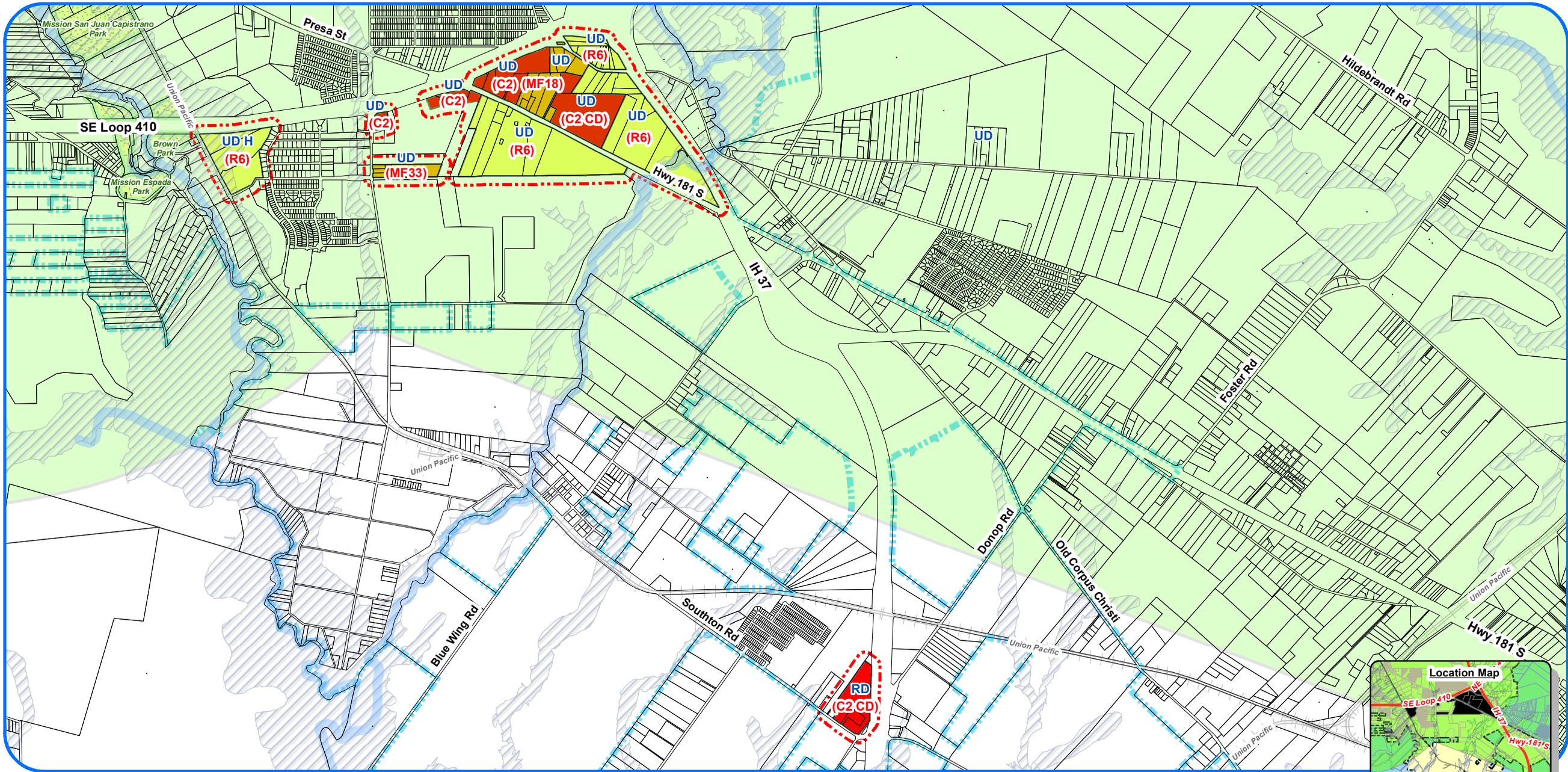
(C2 CD)	(C2P)	(MF33)	(MI-1)	(R4)
(C2 S)	(MF18)	(MF40)	(O1.5)	(R6)
(C2)	(MF25)	(MI-1 S)	(R3)	(RP)

Legend

Subject Properties		2648.641 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



Zoning Case Notification Plan
Case Z-2014-171 CD S (Non-Annexed Area 4)

Council District 3 & 4
 School District: San Antonio I.S.D., Southwest I.S.D., Southside I.S.D., East Central I.S.D.
 Scale: 1" approx. = 2718 Feet
 Subject Property Legal Description(s): Multiple NCB - BLK - LOT Assignments

Proposed Zoning

(C2 CD)	(C2P)	(MF33)	(MI-1)	(R4)
(C2 S)	(MF18)	(MF40)	(O1.5)	(R6)
(C2)	(MF25)	(MI-1 S)	(R3)	(RP)

Legend

Subject Properties		2648.641 Acres (Cumulative)
200' Notification Area		
Current Zoning		TEXT
Requested Zoning Change		(TEXT)
100-Year DFIRM Floodplain		
San Antonio City Limits		
Airport Hazard Overlay District		



Development Services Dept
 City of San Antonio
 (06/18/2014 - R Martinez)



City of San Antonio

Department of Planning & Community Development

Staff Report

To: Zoning Commission

Zoning Case #: Z2014171 CD S

Hearing Date: July 1, 2014

Property Owner: Multiple Owners

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

Representative: Jacob Floyd, AICP, Senior Planner

Location: Approximately 6,000 acres generally located east of IH-35, south of Loop 410, west of IH-37, north of South Loop 1604, portions of the 4200, 4300, and 4400 blocks of South Flores Road, 17.51 acres out of CB 4007 & 4007A located in the 11100 & 11200 blocks of South U.S. Highway 181, and 2.5 acres out of NCB 11156 located in the in the 12000 block of Southeast Loop 410

Legal Description: Multiple Properties

Total Acreage: Approximately 6,000

City Council District: 3, 4

Case Manager: Jacob Floyd, AICP, Senior Planner

Case History: This is the second hearing of this case. Continued by the Zoning Commission on June 3, 2014.

Proposed Zoning Change

Current Zoning: "UD" Urban Development District, "RD" Rural Development District, "FR" Farm and Ranch District, "RP" Resource Protection District, "C-3NA" General Commercial Nonalcoholic Sales District, "BP" Business Park District, "C-2" Commercial District, "DR" Development Reserve District, "RE" Residential Estate District, "MI-1" Mixed Light Industrial District, "R-20" Residential Single-Family District, and "C-3 CD" General Commercial District with a Conditional Use for Long Term Parking & Storage

Requested Zoning: "C-2" Commercial District, "C-3 CD" General Commercial District with a Conditional Use for a Truck Stop or Laundry – Tire Repair Permitted, "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal, "MI-1" Mixed Light Industrial District, "NP-8" Neighborhood Preservation District, "R-6" Residential Single-Family District, "BP" Business Park District, "C-1" Light Commercial District, "C-2 CD" Commercial District with a Conditional Use for Parking and Transient Vehicle Storage –Related to a Delivery, "R-20" Residential Single-Family District, "R-4" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "RP S" Resource Protection District with a Specific Use Authorization for a Cemetery, "FR" Farm and Ranch District, "C-2 CD" Commercial District with a Conditional Use for Truck Repair and Maintenance, "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair, "C-2 CD" Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage, "L" Light Industrial District, "C-3" General Commercial District, "O-1 S" Office District with a Specific Use Authorization for Athletic Fields-Commercial, "RM-6" Residential Mixed District, "C-2 CD" Commercial District with a Conditional Use for Self Service Storage, "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors, "C-2 S" Commercial District with a Specific Use Authorization for a Hotel, "C-2 P" Commercial Pedestrian District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "MF-40" Multi-Family District, "O-1.5" Mid-Rise Office District,

“MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for Rifle and Pistol Range-Outdoor Permitted, and “R-3” Residential Single-Family District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 20, 2014. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 1,397 (June 3 Zoning Commission); 1,421 (July 1 Zoning Commission)

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Planning Team: 38 (Heritage South Sector Plan)

Applicable Agencies: Joint Base San Antonio – Lackland, Southwest ISD, Somerset ISD, Southside ISD, East Central ISD

Property Details

Property History: Portions of areas 1, 2, and 3 are within the former jurisdiction of the City South Management Authority (CSMA), which was created in 2005 and subsequently dissolved on January 9, 2014. In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2, staff proposes these zoning changes in order to facilitate economic development.

The majority of the subject properties are currently zoned “UD” Urban Development District or “RD” Rural Development District. The proposal to rezone the properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts.

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

Adjacent Base Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: Various residential single-family, multi-family, commercial, and industrial districts

Current Land Uses: Single-family, multi-family, commercial, and open-space

Direction: South

Current Base Zoning: Outside City Limits (No Zoning)

Current Land Uses: Rural residential, agriculture, open-space

Overlay and Special District Information: Many 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-35

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: IH-37

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Somerset Road

Existing Character: Enhance Secondary Arterial;
one lane each direction

Proposed Changes: None

Thoroughfare: State Highway 16 South

Existing Character: Super Arterial Type B; two lanes each direction, divided highway
Proposed Changes: None

Thoroughfare: Applewhite Road
Existing Character: Enhanced Secondary Arterial; two lanes each direction
Proposed Changes: None

Thoroughfare: Watson Road
Existing Character: Enhanced Secondary Arterial; two lanes each direction
Proposed Changes: None

Thoroughfare: U.S. Highway 281
Existing Character: Super Arterial Type B; two lanes each direction, divided highway
Proposed Changes: None

Thoroughfare: Loop 1604
Existing Character: Freeway; one lane each direction
Proposed Changes: None

Thoroughfare: Southton Road
Existing Character: Enhanced Secondary Arterial; one lane each direction
Proposed Changes: None

Thoroughfare: Old Corpus Christi Road
Existing Character: Secondary Arterial Type A; one lane each direction
Proposed Changes: None

Thoroughfare: U.S. Highway 181 South
Existing Character: Secondary Arterial Type A; two lanes each direction, divided highway
Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis is not required.

Parking Information: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject areas are located within the Heritage South Sector Plan and have various future land use classifications. Several of the proposed zoning districts are not consistent with the plans as currently adopted; however, amendments to the sector plan are proposed to change the future land use plan to more appropriate classifications in order to support economic growth. Staff is recommending approval of these amendments. The Planning Commission recommended approval of the land use plan amendments on May 28, 2014.

2. Adverse Impacts on Neighboring Lands:

The proposal to rezone the subject properties is based, to a great extent, on the node and center pattern on which the flex-districts are structured, with conventional commercial districts applied to correspond with locations where commercial uses are permitted under the flex-districts. Where possible, conditional uses and specific use authorizations are proposed to ensure that non-conformities will be minimal. Further, this recommendation is intended to create a framework for future development that provides opportunities for economic growth. If successful, the implementation of the zoning proposal will not create new adverse impacts on the subject area or neighboring lands.

3. Suitability as Presently Zoned:

In accordance with the implementation of the *City South Management Authority Effectiveness Study and Economic Strategic Plan*, Option #2, staff proposes these zoning changes in order to spur development. The present zoning districts have proven to be needlessly confusing, and are widely viewed as adding unbearable costs to some development projects. However, the present zoning is consistent with the land use plan and has allowed some residential development to occur or to be planned.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposal implements established public policy and City Council directive (Ordinance No. 2014-01-09-0001).

6. Size of Tract:

In total, 988 parcels are subject to this request which totals approximately 6,000 acres.

7. Other Factors:

This comprehensive rezoning proposal was initiated by City Council via ordinance no. 2014-01-09-0001, which annexed approximately 18,729 acres of land, and was known as the South San Antonio Limited Purpose Annexation. Pursuant to the Local Government Code, a regulatory plan for said area was also adopted. The regulatory plan directed the review of the zoning in the area in cooperation with an implementation task force, comprised of public and private sector stakeholders. This request implements the recommendations of this task force and removes much of the overly-cumbersome zoning districts on the South side in order to facilitate economic development.



Zoning Case Notification Plan

Case Z-2014-177

Council District: 3
 School District: Harlandale I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 09483 - BLOCK 000 - LOT W 50 FT OF 82

- Legend**
- Subject Properties (0.211 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
 (06/10/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014177
Hearing Date: July 1, 2014
Property Owner: Bernadine Trevino
Applicant: Lisel Aleman
Representative: Lisel Aleman
Location: 483 West Harding Boulevard
Legal Description: The west 50 feet of Lot 82, NCB 9483
Total Acreage: 0.2112
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Harlandale Park Neighborhood Association

Planning Team: None

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in March of 1947 and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property consists of a single-family dwelling that was constructed in the 1940's. The property was platted into its current configuration in 1953 (volume 3025, page 318 of the Deed and Plat Records of Bexar County, Texas).

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: "I-1"

Current Land Uses: Single-Family Dwelling and Personal Care Facility

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Single-Family Dwelling, Retail Center and Uniforms Shop

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Dwellings

Direction: South across West Harding Boulevard

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

Current Land Uses: Single-Family Dwellings, Salon and Auto Parts 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 Harding Boulevard

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

Proposed Changes: None known

Thoroughfare: Pleasanton Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 44, which operates west of the subject property along Pleasanton 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 for single-family dwelling are a minimum of 1 space per unit, with no maximum parking.

The rezoning case is meant to bring the existing use into compliance.

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 not located within a Neighborhood, Community or Sector plan. However, the requested "R-6" Residential Single-Family District is consistent with the surrounding single-family residential neighborhood.

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 "R-6" Residential Single-Family District is meant to bring the existing single-family dwelling into compliance. The current industrial zoning is not representative of the uses in this area.

3. Suitability as Presently Zoned:

The existing industrial zoning district is not appropriate for the subject property or the surrounding neighborhood. Although the neighborhood abuts industrial zoning, the subject property is not of sufficient size to accommodate such uses or the building setbacks and landscape buffers that would be required to protect the surrounding residential uses.

The "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed "R-6" Residential Single-Family District.

5. Public Policy:

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

6. Size of Tract:

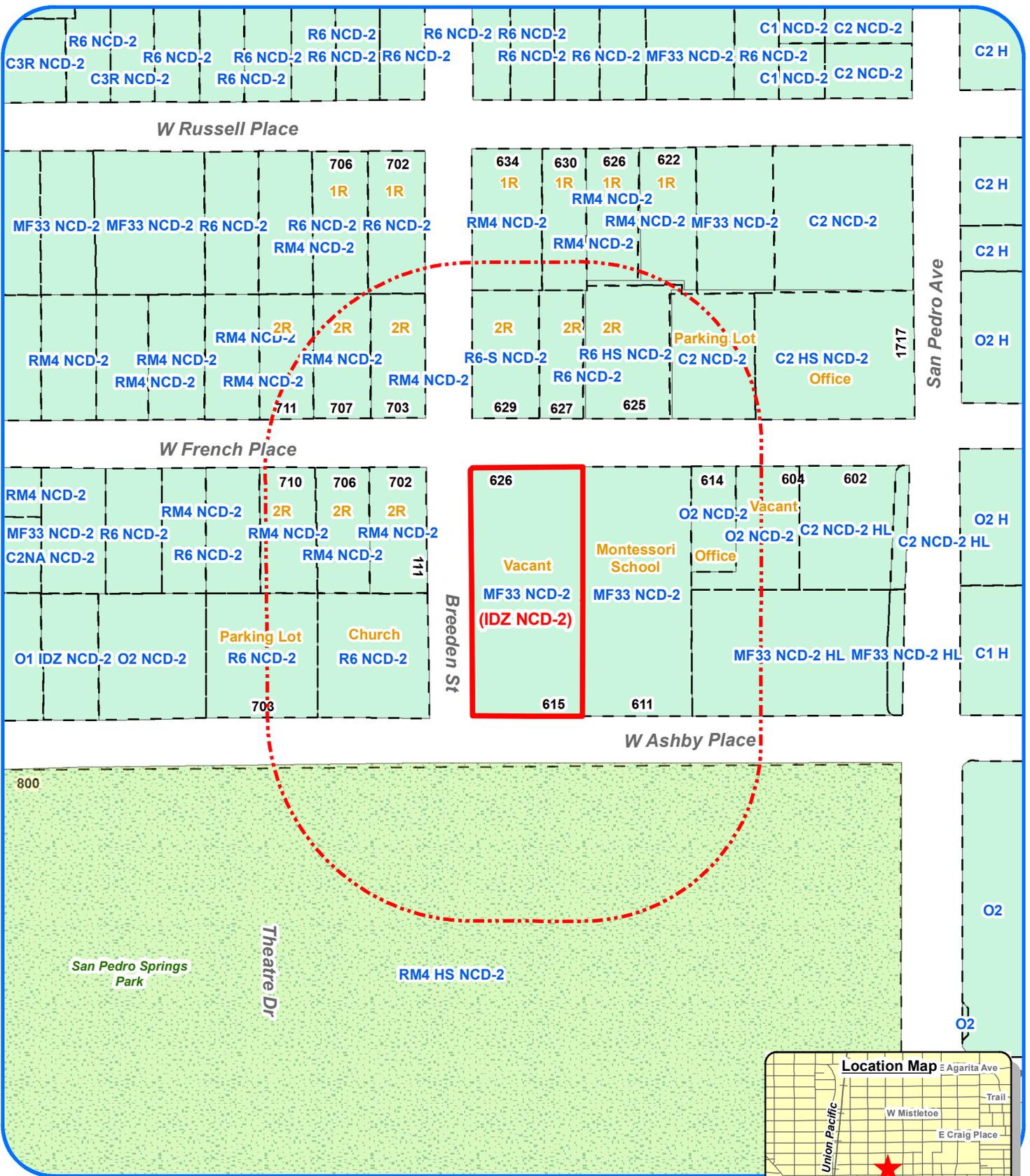
The subject property is sufficient in size for the current development as a single-family dwelling.

7. Other Factors:

The existing single-family dwelling does not comply with the current industrial zoning district of "I-1" and is now nonconforming. The property owner seeks to bring the property into compliance through rezoning.

Approval will both bring the existing nonconforming use into compliance with the current use provisions of the Unified Development Code (UDC) and allow a modest expansion of the single-family dwelling.

When the 2001 Unified Development Code was adopted many areas of the City of San Antonio that were previously zoned "JJ" Commercial District under the 1938 code were converted to "I-1" General Industrial District. As a result, many of the uses in these areas were zoned inappropriately. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code.



Zoning Case Notification Plan

Case Z-2014-179

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 01890 - BLOCK 010 - LOT 1, 2, 9, and 10

Legend

- Subject Properties (0.874 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
(Revised: 06/26/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014179

Hearing Date: July 1, 2014

Property Owner: Johannes & Joanna Laven (by Mark T. Laven, Attorney-in-Fact)

Applicant: Janice Yow Hindes

Representative: Janice Yow Hindes

Location: 615 West Ashby Place and 626 West French Place

Legal Description: Lots 1, 2, 9, and 10, Block 10, NCB 1890 save and except those portions of Lots 1, 9, and 10 conveyed to the City of San Antonio in Volume 1956, Page 74 of the Bexar County Deed Records

Total Acreage: 0.8742

City Council District: 1

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-5" Residential Mixed District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Planning Team: Midtown Neighborhoods Plan - 11

Applicable Agencies: Parks and Recreation Department

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 a 1979 case, the subject property was rezoned to “R-3” Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District.

The property is developed with a vacant 7,815 square-foot structure that was built in 1914. Additionally, there is a carriage house structure on the property that houses two dwelling units, which was built in 1965. The subject property consists of one platted lot, and the remaining portions of three other platted lots.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “R-6”, “RM-4”, and “C-2”

Current Land Uses: Church, Single-Family Residences, Duplexes, Office

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Park

Direction: East

Current Base Zoning: “MF-33” and “O-2”

Current Land Uses: School, Offices

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

All surrounding properties are located in the Alta Vista Neighborhood Conservation District (NCD-2), which is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: West French Place

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

Proposed Changes: None known

Thoroughfare: West Ashby Place

Existing Character: Local street; one lane in each direction with a westbound bicycle lane, with sidewalks

Proposed Changes: None known

Thoroughfare: Breeden Street

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

Proposed Changes: None known

Public Transit: VIA bus line 20 operates along West Ashby Place and lines 4 and 204 operate along San Pedro Avenue, each with multiple stops in the immediate vicinity of the subject property

Traffic Impact: The Traffic Impact Analysis has been waived for the following reasons: “IDZ” zoning is exempt from TIA requirements.

Parking Information: The application refers to a proposed art gallery, bed and breakfast, art school, and residences. The “IDZ” district waives off-street vehicle parking requirements; however, the site plan shows 15 parking spaces on the subject property

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The subject property is located within the Midtown Neighborhoods Plan and is designated as Public/Institutional in the future land use component of the plan – presumably due the subject property’s former use as a Montessori School. The applicant has requested a plan amendment to Neighborhood Commercial in order to accommodate the proposed “IDZ” base zoning district with uses in “C-1” and “RM-5”. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties. The subject property area has long been developed with a mix of residential and commercial uses. Although parking is not required in the “IDZ” base zoning district, the applicant has attempted to mitigate concerns relating to inadequate parking by indicating parking spaces on the requisite site plan. While the area is served by multiple public transit lines, staff does encourage the inclusion of parking for residential and commercial projects.

3. Suitability as Presently Zoned:

The existing “MF-33” base zoning district could be considered inappropriate for the area because it allows significantly higher density than exists in the surrounding residential neighborhood. The size of the lot could accommodate a maximum of 28 dwelling units under the current zoning district. The requested “IDZ” base zoning district incorporates the type of mixed use development envisioned within the Midtown Neighborhoods Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.8742 of an acre in size, which is sufficient to accommodate the proposed uses as shown on the “IDZ” site plan.

7. Other Factors:

None.

Z2014179

PRELIMINARY SITE PLAN

LOTS 1, 2, 9, AND 10, BLOCK 10, NCB 1890 OF THE POSTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 136, DEED RECORDS, BEAR COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 1956, PAGE 74 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN VOLUME 3190, PAGE 359, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS



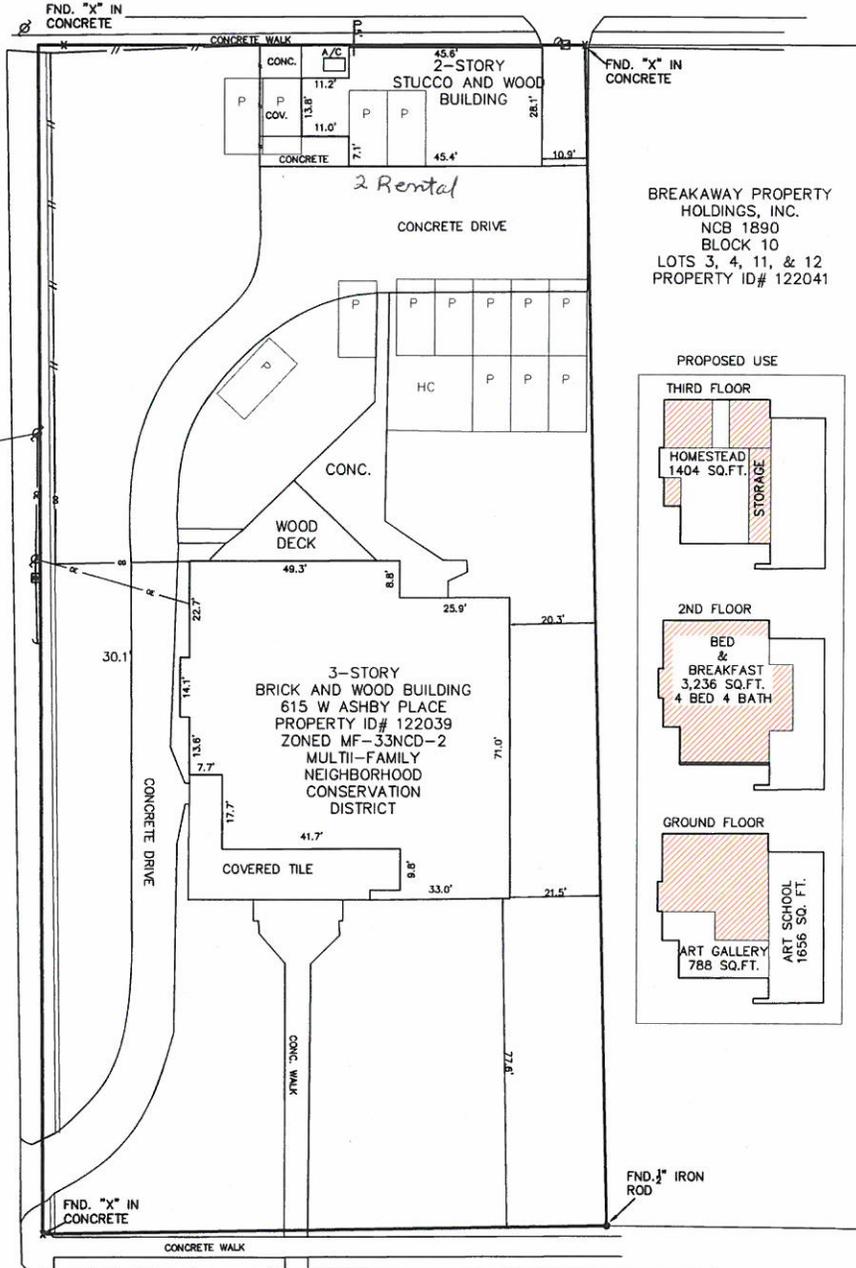
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- x CUT "X"
- ☆ LIGHT POLE
- ⊕ POWER POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ WOOD FENCE

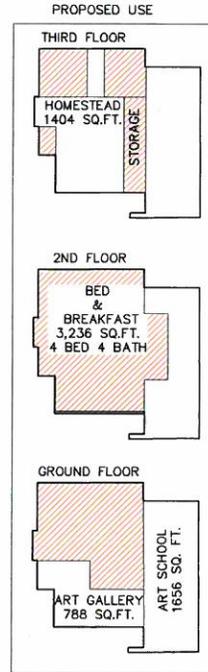
WEST FRENCH PLACE

BREEDEN STREET

WEST ASHBY



BREAKAWAY PROPERTY HOLDINGS, INC.
NCB 1890
BLOCK 10
LOTS 3, 4, 11, & 12
PROPERTY ID# 122041



REVISIONS

6-5-14 - ADDED PROPOSED USE
6-5-14 - ADDED PROPOSED PARKING

SHERWOOD



SURVEYING AND S.U.E., LLC

6477 FM 311
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE # (830) 228-5788
FAX # (830) 885-2170
TBPLS FIRM #10044200

JANICE HINDES

PROPOSED SITE PLAN
POSTS ADDITION

LOTS 1, 2, 9, AND 10, BLOCK 10, NCB 1890 OF THE POSTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 136, DEED RECORDS, BEAR COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 1956, PAGE 74 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN VOLUME 3190, PAGE 359, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS

DESIGNED BY: RAG

CHECKED BY: DEL

DRAWN BY: RAG

JOB: 14RPLSM018

DATE: JUNE 3, 2014

SCALE: SCALE 1" = 20'

SHEET: 1

OF 1

TITLE CO: CHICAGO TITLE INSURANCE CO.
OF NO: 4324014921
EFFECTIVE: 05-16-14, ISSUED: 5-28-14

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

DATE OF FIELDWORK: 06-02-14

THIS TRACT SHOWN HEREON LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C385G, DATED: SEPTEMBER 29, 2010S, FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS.

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

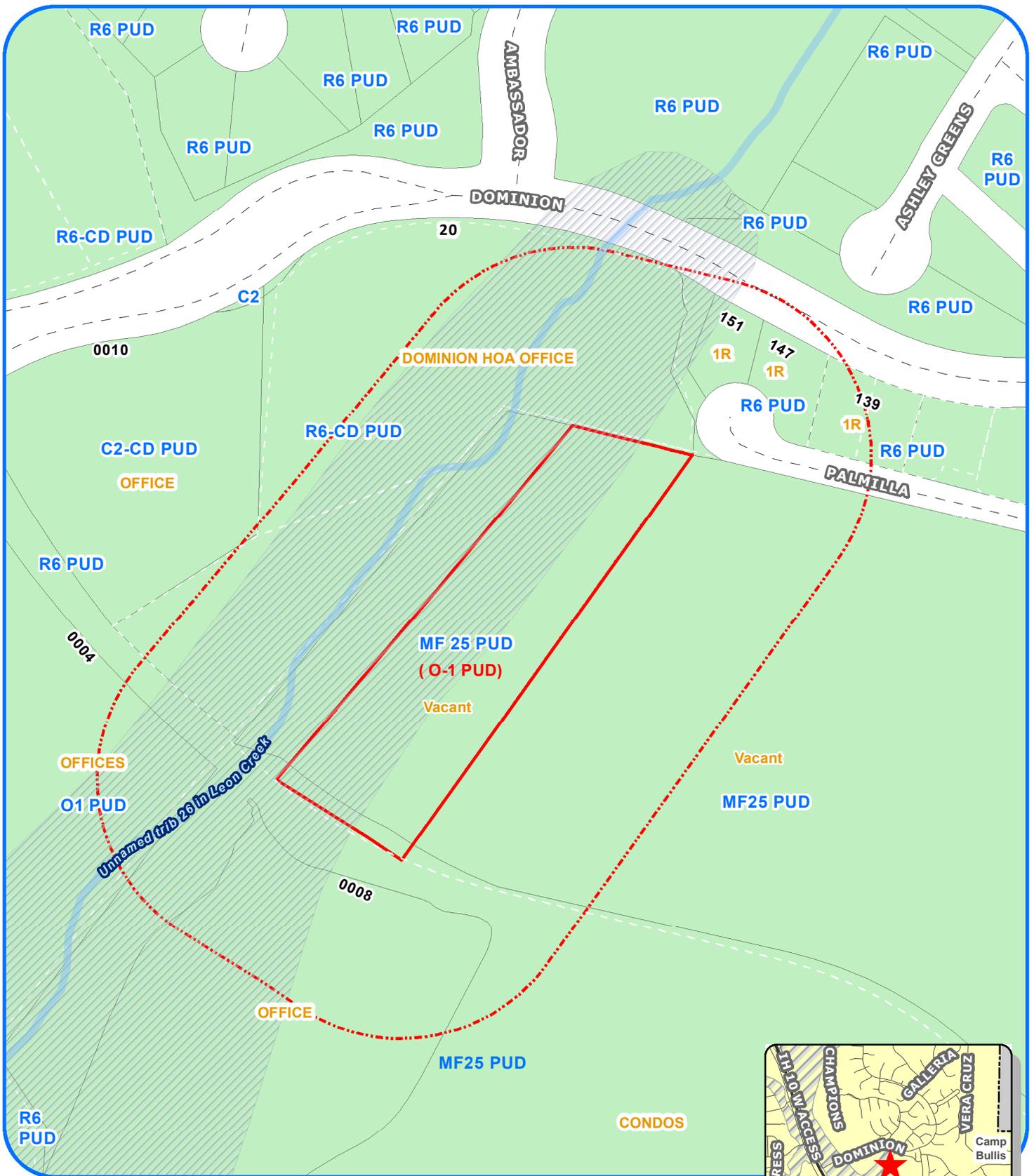
Janice Hinds prospective

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 PENDING REZONING CASE DOES NOT RELIEVE ME FROM MY ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



A PRELIMINARY BOUNDARY SURVEY HAS BEEN CONDUCTED BUT HAS NOT YET FINALIZED AS OF JUNE 9, 2014- THIS PLAN IS FOR PRELIMINARY SITE PLAN PURPOSES ONLY.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE



Zoning Case Notification Plan

Case Z2014-181

Council District: 8

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 1.7851 Ac out of NCB 34034

Legend

- Subject Properties ——— (1.7851)
- 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
(6/26/2014 - J.Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014181

Hearing Date: July 1, 2014

Property Owner: R/A Dominion Development Properties, LLC (by Eduardo G. Cadena, Managing President)

Applicant: R/A Dominion Development Properties, LLC (by Eduardo G. Cadena, Managing President)

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

Location: A portion of the 100 Block of Palmilla Court

Legal Description: 1.7851 acres out of NCB 34034

Total Acreage: 1.7851

City Council District: 8

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: The Dominion Homeowners Association

Planning Team: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In a 2004 zoning case, the property was rezoned to the current "MF-25 PUD" Low Density Multi-Family Planned Unit Development District. The 1.7851-acre site is part of the Dominion development; however, the property has never been platted or developed.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6 PUD"

Current Land Uses: Office and Single-Family Residences

Direction: South and East

Current Base Zoning: "MF-25 PUD"

Current Land Uses: Office

Direction: West

Current Base Zoning: "R-6 PUD", "O-1 PUD" and "C-2 PUD"

Current Land Uses: Office

Overlay and Special District Information: 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.

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

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Dominion Drive

Existing Character: Private Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Palmilla Court

Existing Character: Private Street; 1 lane in each direction

Proposed Changes: None known

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

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

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing "MF-25" base zoning district is not consistent with the adopted future land use designation.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

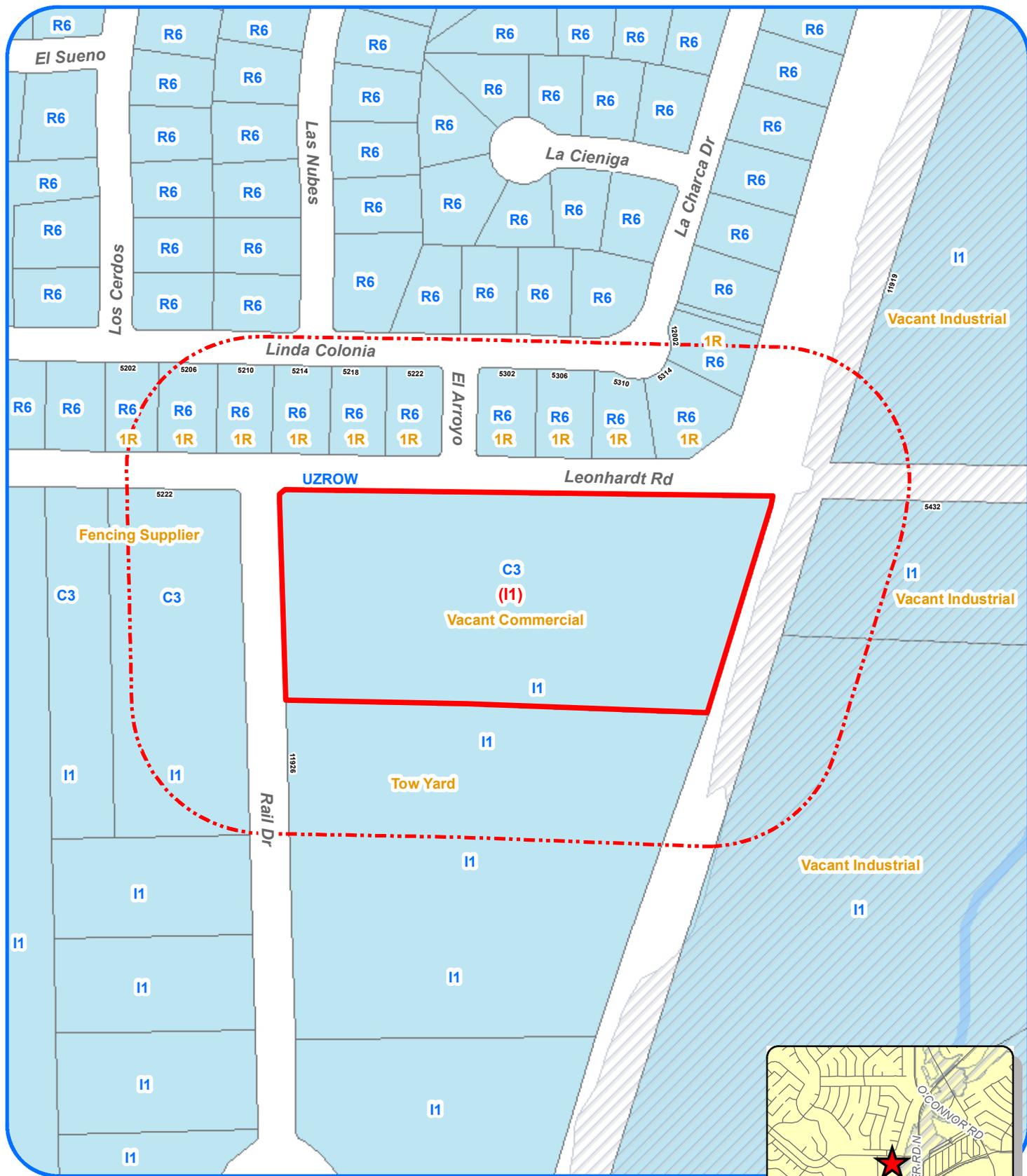
The property is also located within the Camp Bullis Military Sound Attenuation Overlay District, which will require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

6. Size of Tract:

The subject property is 1.7851 acres in size, and should reasonably accommodate an office development and required parking.

7. Other Factors:

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



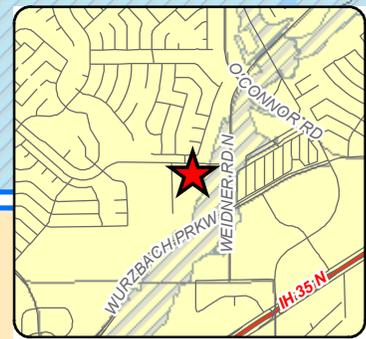
Zoning Case Notification Plan

Case Z2014-184

Council District: 10
 School District: North East ISD
 Scale: 1" approx. = 200 Feet

Legend

- Subject Properties ——— (4.337 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
 (6/13/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 14941 BLK LOT 21 NE INDUSTRIAL PARK UT1A

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014184

Hearing Date: July 1, 2014

Property Owner: Delmar E. Wurzbach, Jr.

Applicant: Memo's Landscaping and Lawncare (Christine Hernandez)

Representative: Andrew C. Guerrero

Location: A portion of the 5300 Block of Leonhardt Road and the 4000 Block of Rail Drive

Legal Description: Lot 21, NCB 14941

Total Acreage: 4.337

City Council District: 10

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: El Dorado Homes Association is located within 200 feet

Planning Team: North Sector Plan-39

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1971 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In two 1972 cases, the property was zoned to “B-3” Business District. In 1974, a portion of the property was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District and “I-1” General Industrial District, respectively. The property was platted into its current configuration in 1985 (volume 9508, page 29 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

The rezoning request is meant to allow development of a landscaping contractor facility and to apply zoning that is consistent with the surrounding properties.

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-6”

Current Land Uses: Single-family residential

Direction: South and east

Current Base Zoning: “I-1”

Current Land Uses: Tow yard, railroad right-of-way and undeveloped land

Direction: West

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Fence contractor

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: Leonhardt Road

Existing Character: Collector; two lanes in each direction with sidewalk

Proposed Changes: None known

Thoroughfare: Rail Drive

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

Proposed Changes: None known

Public Transit: VIA bus line 640 operates along Leonhardt Road, Lookout Road, and Wurzbach Parkway, with multiple stops near the subject property.

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

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

Contractor Facility – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA);
Maximum Parking Requirement: 1 space per 300 square feet of GFA.

Staff Analysis and Recommendation: Approval pending plan amendment.

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "I-1" General Industrial 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 Specialized Center. The Specialized Center designation is meant to accommodate industrial development located near expressways, arterial thoroughfares, and railroad lines. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The existing "C-3" base zoning district is not appropriate for the subject property. The surrounding blocks consist of single-family residences and industrial uses, along with undeveloped lots with industrial zoning. The uses permitted in "I-1" are consistent with the existing pattern of development along the south side of Leonhardt Road.

The subject property was platted with the other lots along Rail Drive as an industrial subdivision. The property's location surrounded by other industrial uses, railroad right-of-way, flood plain, and the elevated portion of Wurzbach Parkway make industrial development appropriate. In the "I-1" district, construction trades contractor facilities are required to screen outdoor storage from public rights-of-way and adjacent properties.

3. Suitability as Presently Zoned:

The existing "C-3" zoning district is not appropriate for the subject property due to the property's location and access. The residential subdivision to the north would likely experience increased adverse impacts from the uses permitted in the existing "C-3" district, including increased traffic and impervious cover related to the parking required for retail and service uses that attract a larger customer base.

4. Health, Safety and Welfare:

Staff is concerned about industrial uses in close proximity to residential uses. However, the residential subdivision is bound by industrial uses, rail lines, and flood plain to the south and east. The plat shows a significant drainage easement abutting the rail line at the rear of the subject property, and a 30-foot building setback along Leonhardt Road. Of the twelve platted lots in the industrial subdivision, half are currently developed with industrial uses. Of the undeveloped lots, only the subject property carries commercial zoning. The location is not appropriate for intense commercial development, and the property may face an increased chance of remaining undeveloped under the current commercial zoning.

5. Public Policy:

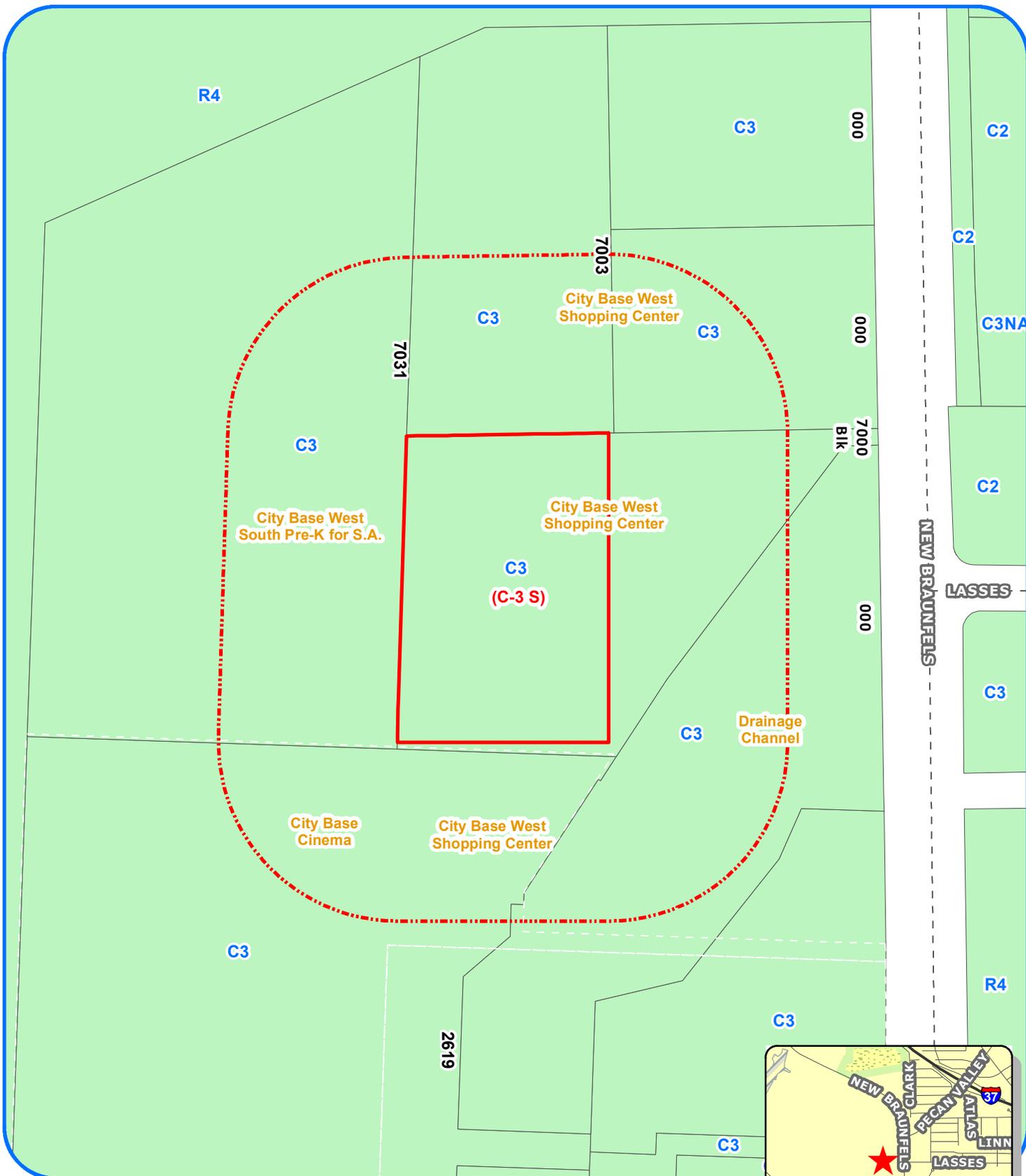
Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 4.337 acres in size, which should be able to reasonably accommodate the uses permitted in the "I-1" district, as well as the required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-185

Council District: 3
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 10934 Blk 1 Lot 1.826 Ac. Tract of 28

Legend

- Subject Properties ——— (1.829 Ac.)
- 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
 (6/13/2014 - J.Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014185 S

Hearing Date: July 1, 2014

Property Owner: City Base West, LP (by Mark D. Granados, Manager, HPI-City Base West Management, LLC, General Partner, HPI-City Base West, LP, General Partner)

Applicant: Cross Development, LLC (Robert Vann)

Representative: Andrew C. Guerrero

Location: A portion of the 7000 Block of South New Braunfels Avenue

Legal Description: 1.829 acres out of Lot 28, Block 1, NCB 10934

Total Acreage: 1.829

City Council District: 3

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association

Planning Team: 15 – South Central San Antonio Community Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. In a 2007 zoning case, the property was rezoned to the current "C-3" General Commercial base zoning district.

The subject property is a portion of a platted lot that was plated into its current configuration in 2013, and is currently being developed as part of a regional commercial node.

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

Adjacent Zoning and Land Uses

Direction: North, South, East, West

Current Base Zoning: "C-3"

Current Land Uses: Pre-K 4 SA South Site, Retail Shopping Center, Vacant Land, Movie Theater

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

Transportation

Thoroughfare: South New Braunfels Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the numbers 20, 36, and 242, which operate along South New Braunfels Avenue east 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 parking vehicle requirements are typically determined by the type of use and building size. The application refers to a proposed Auto Paint and Body Shop.

Auto Paint and Body - Minimum parking requirement: 1 space per 500 square feet of Gross Floor Area (including service bays, wash tunnels, and retail areas); Maximum parking requirement: 1 space per 375 square feet Gross Floor Area (including service bays, wash tunnels, and retail areas).

The requisite Specific Use Authorization site plan indicates 37 parking spaces, meeting the minimum parking requirement.

Staff Analysis and Recommendation: Approval, with conditions.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is designated as Regional Commercial in the future land use component of the plan. This zoning request does not propose to change the current "C-3" base zoning district, which is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity consists of a mix of various retail and service uses, and is entirely zoned "C-3". Additionally, as this is new development, any outside storage of vehicles and parts would be required to be screened from view.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties.

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 1.829 acres in size, which should reasonably accommodate the proposed use and requisite parking as an Auto Paint and Body Shop.

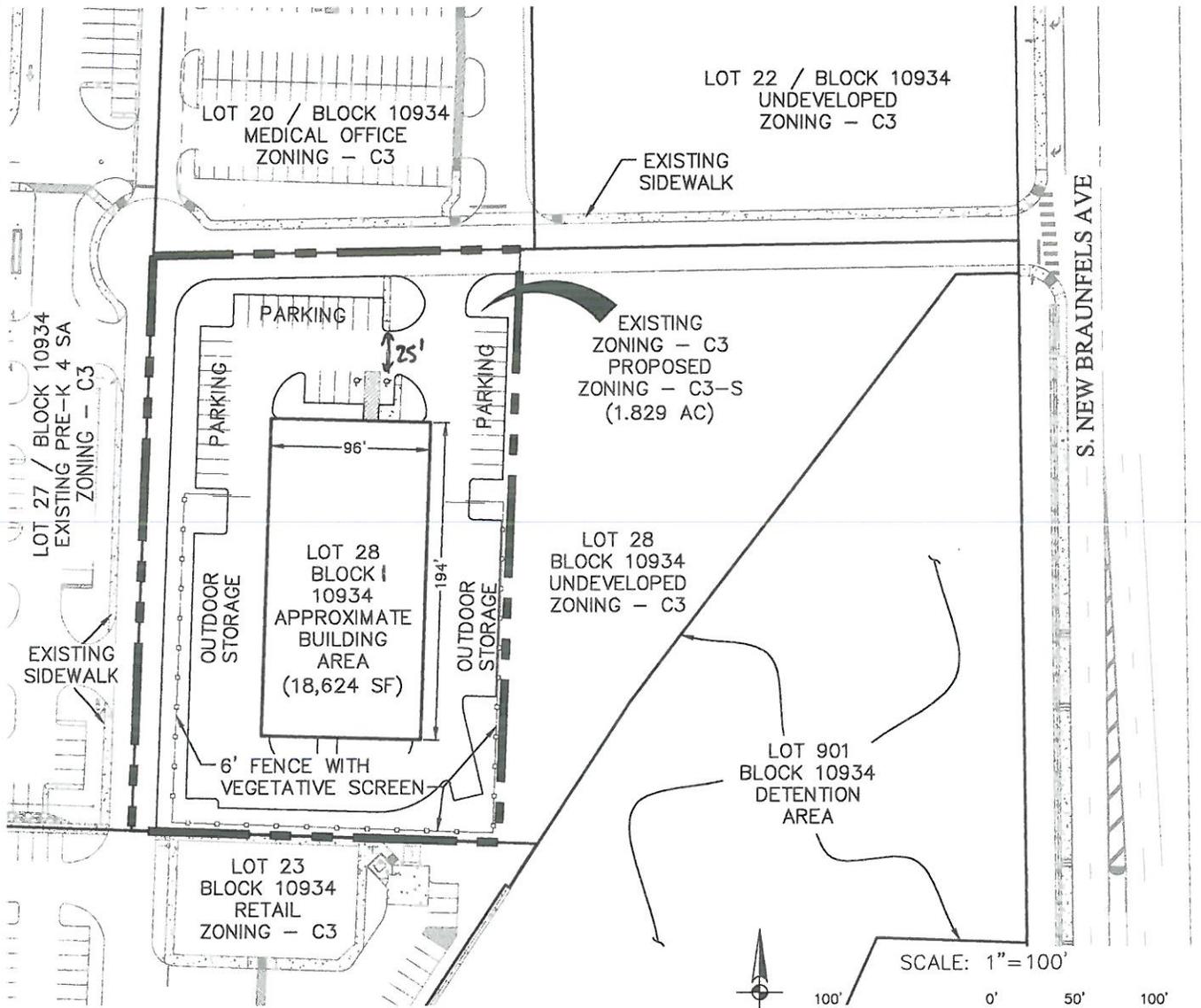
7. Other Factors:

Specific Use Authorizations are meant for those uses which are generally compatible with the land uses permitted by-right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

Should the request be approved, staff recommends the following conditions:

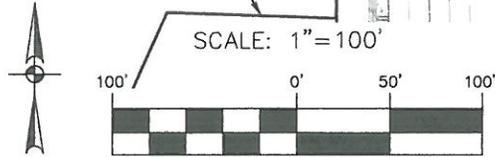
1. All auto paint and repair work shall occur indoors.
2. A Type B landscape buffer and a 6-foot tall solid-screen fence shall be maintained along the entire west and south yards, and along the portion of the eastern yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.

72014185



NOTES:

1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 80%.
3. THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
4. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
5. THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADS/WAYS. I, MARK GRANADOS, CITY BASE WEST, LP, 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.



LAND USE TABLE (1.829 AC):

TOTAL BUILDING AREA	0.4275 AC (18,624 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	1.0357 AC (45115.092 sq ft)
MINIMUM LANDSCAPE AREA	0.3658 AC
TOTAL AREA	1.829 AC

PARKING TABLE (1.829 AC):

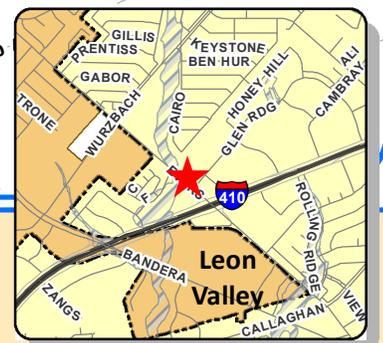
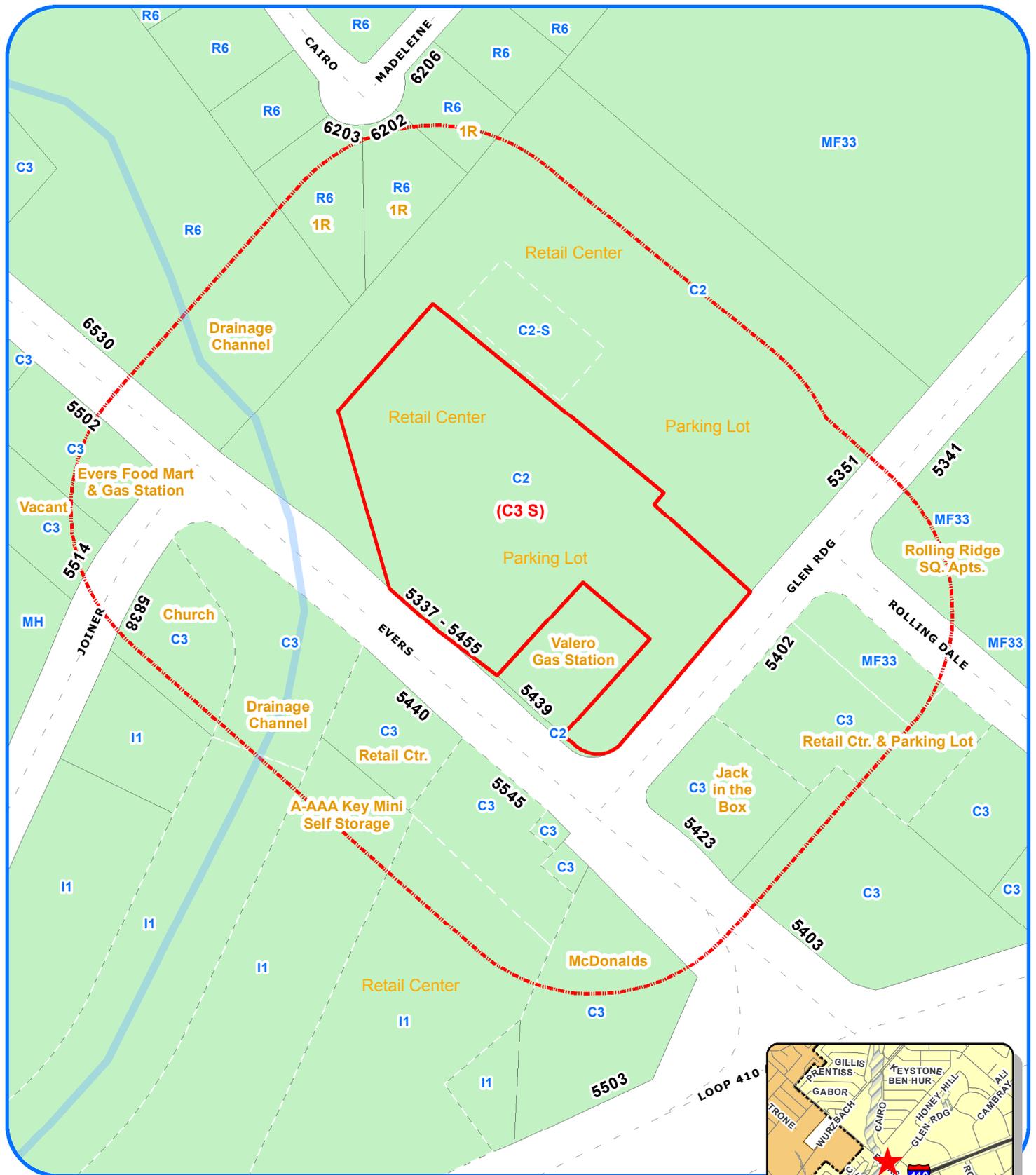
TOTAL BUILDING AREA	18,624 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	37
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	37

Date: July 26, 2014, 11:40am User: E:\Drawings\10934\10934-01-01.dwg Plot: P:\S4\31\001\Design\Embs\10934\10934-01-01.dwg Rev: 1405.02.dwg

JOB NO. 8451-00
 DATE FEB. 2014
 DESIGNER BT
 CHECKED M.J. DRAWN BT
 SHEET 1 of 1

CALIBER COLLISION
 SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



Zoning Case Notification Plan

Case Z2014-186 S

Council District: 7

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 14160 BLK 3, 2.678 Ac. of Lot 2

Legend

- Subject Properties ——— (2.678 Ac.)
- 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
(6/17/2014 - J.Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014186 S
Hearing Date: July 1, 2014
Property Owner: AH SATX, LLC (by Michael Litofsky, Manager)
Applicant: Michael Litofsky
Representative: Michael Litofsky
Location: 5337, 5339 and 5345 Glen Ridge and 5455 Evers Road
Legal Description: 2.678 acres out of Lot 2, Block 3, NCB 14160
Total Acreage: 2.678
City Council District: 7
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-41

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1968 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1968 case, the property was rezoned "B-2" Business District (Ordinance # 36245). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The subject property consists of a portion of a platted lot, which was platted into its current configuration in 1970 (volume 6200, page 158 of the Deed and Plat Records of Bexar County, Texas).

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: Northwest

Current Base Zoning: "R-6"

Current Land Uses: Drainage ROW and Single-Family Dwellings

Direction: Northeast

Current Base Zoning: "C-2 S" Specific Use Authorization for a Reception Hall and "C-2"

Current Land Uses: Retail Shopping Center

Direction: Southeast across Glen Ridge Drive

Current Base Zoning: "C-3"

Current Land Uses: Retail Shopping Center

Direction: Southwest across Evers Road

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

Current Land Uses: Retail Shopping Center

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: Evers Road

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

Proposed Changes: None known

Thoroughfare: Glen Ridge Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the numbers 88 and 607, which operate along Glen Ridge Drive.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type use and building size. The rezoning application refers to a proposed Nightclub.

Nightclub: Minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA); Maximum of 1 space per 75 square feet of Gross Floor Area (GFA).

The site plan shows 152 parking spaces with an additional 9 spaces on a remaining portion of the larger platted lot that are meant to serve the structure/uses on the subject property. However, the proposed use and building size will require a minimum of 260 spaces.

A cooperative parking agreement with the neighboring property/retail center may be used to meet the minimum parking requirement. Additionally, a parking adjustment may be requested from the Board of Adjustment.

Staff Analysis and Recommendation: Denial as requested, with an alternate recommendation for Approval of "C-2 CD" Commercial District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days Per Week.

The applicant submitted a revised request amending his application from "C-3 S" General Commercial District with a Specific Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week to "C-2 CD" Commercial District with a Conditional Use for a Nightclub Without Cover Charge 3 or More Days Per Week on June 18, 2014. Staff advertized and sent notification prior to receiving the revised request; therefore, the applicant is required to request the amendment at the Zoning Commission public hearing.

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

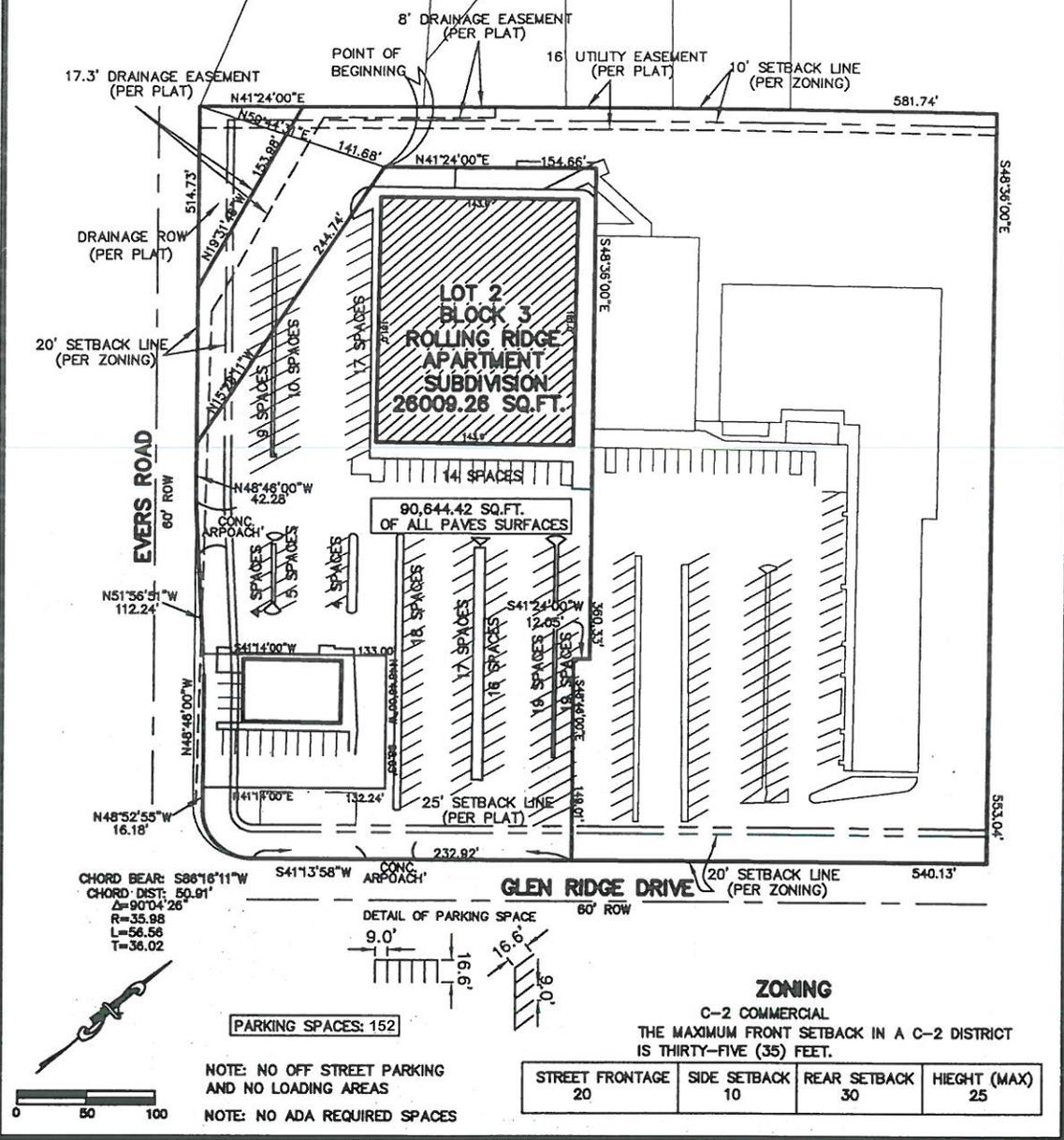
- 1. Consistency:** The subject property is located within the North Sector Plan and is currently designated as "Mixed Use Center" which includes a range of use classifications from high density residential to office and community commercial uses. A plan amendment would be required in order to establish the "C-3" base zoning district. Should the application be amended to "C-2 CD", an amendment to the North Sector Plan would not be required. The applicant has withdrawn the original plan amendment request.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of adverse impacts on neighboring lands in relation to the Conditional Use request. The property is part of an established commercial node that extends from the intersection of Evers Road and Loop 410.
- 3. Suitability as Presently Zoned:** The "C-2" 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 finds no likely negative effects on the health, safety and welfare of the surrounding neighborhood due to the Conditional Use.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of conditional zoning shall only be for the conditional use named in the ordinance (Nightclub Without Cover Charge 3 or More Days Per Week) approving the conditional zoning district.
- 5. Public Policy:** Should the rezoning request be amended to "C-2 CD", the request does not appear to conflict with any public policy objective.
- 6. Size of Tract:** The subject property is 2.678 acres in size, which should reasonably accommodate the uses permitted in "C-2". The applicant has submitted a site plan in order to comply with the Conditional Use requirements. The property is fully developed and does not meet the minimum parking requirements for a nightclub in the existing building, which measures approximately 26,000 square feet in size. A cooperative parking agreement with the neighboring property/retail center may be used to meet the minimum parking requirement. Additionally, a parking adjustment may be requested from the Board of Adjustment.
- 7. Other Factors:** The subject property consists of a vacant commercial building that is part of an existing retail shopping center. The existing building was previously used as a supermarket for many years. Over the years the building has been used for special events. The existing 8 foot drainage easement and 16 foot utility easement to the northwest will provide natural buffers between the subject property and existing single-family dwellings. The location of the building is 70 feet from the rear property line of the existing single-family dwellings, providing an added buffer. The proposed zoning request would be appropriate at this location and beneficial reuse of the existing vacant commercial building. The zoning request would also help in preserving and enhancing the property. The subject property has access from Evers Road and Glen Ridge Drive.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: THE INTENDED USE OF THIS PROPERTY WILL BE A NIGHT CLUB WITHOUT COVER CHARGE THREE OR MORE DAYS PER WEEK

Z2014186



LOT(S) 2 BLOCK 3 N.C.B. — SUBDIVISION ROLLING RIDGE APARTMENT SUBDIVISION
 VOLUME 6200 PAGE 158 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
 WITNESS MY HAND AND SEAL THIS 21 DAY OF MARCH, 20 14
 BUYER —
 ADDRESS 5455 EVERS ROAD GF# —

"I, Mihail J. J., 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.

[Signature]
 STEPHEN G. COOK, R.P.L.S.



999-777-579
 SGCE JOB NO#
 N.A. AP
 DRAWN BY SURV. BY
 DISK CADD/W



12000 STARCREST, SUITE 107
 SAN ANTONIO, TEXAS 78247-4117
 STEPHEN G. COOK ENGINEERING, INC.
 REGISTERED LAND SURVEYORS 210/481-2533 • FAX: 210/481-2150
 TYPE FIRM # F-184 WWW.SGCE.NET



Zoning Case Notification Plan

Case Z2014-187

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

Legend

- Subject Properties (0.264 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
 (6/12/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 8252 BLK 13 LOT 40-43

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014187
Hearing Date: July 1, 2014
Property Owner: El Castillo USA, Inc. (by Ignacio Montes, Director)
Applicant: Ignacio Montes for El Castillo USA, Inc.
Representative: Brown & Ortiz, P.C.
Location: 4633 West Commerce Street
Legal Description: Lots 40, 41, 42 and 43, Block 13, NCB 8252
Total Acreage: 0.264
City Council District: 5
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

The property is developed with a 480-square foot commercial structure that was built in 1990, which is used as an automobile dealership. The subject property consists of four platted lots, platted in 1912. The purpose of the rezoning request is to bring the existing nonconforming use into compliance.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Residences, Restaurant

Direction: East, West, South

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

Current Land Uses: Restaurant, Retail Center, Single-Family Residence, Vacant Land, Office

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

Transportation

Thoroughfare: West Commerce Street

Existing Character: Primary Arterial Type B; two lanes in each direction with a center turn lane, with sidewalks

Proposed Changes: None known

Thoroughfare: North General McMullen Drive

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

Proposed Changes: None known

Thoroughfare: Wilmot

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

Proposed Changes: None known

Public Transit: VIA bus lines 75, 76, 275, and 276 operate along West Commerce Street, with multiple stops in the immediate vicinity of the subject property; VIA bus line 524 operates along North General McMullen Drive, with multiple stops in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Motor Vehicle Sales which requires a minimum of 1 space per 500 square feet of sales and service building, and allows a maximum of 1 space per 375 square feet of sales and service building. As uses are required to provide one ADA-accessible space, the subject property with the existing 480-square foot structure will be required to provide 2 parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is not located within a future land use plan; therefore a finding of consistency is not required. The surrounding pattern of development includes significant industrial zoning, and intense commercial zoning and uses. The requested zoning change is consistent with the development along both West Commerce Street and North General McMullen.

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. Rather, the rezoning will have the effect of making a currently non-conforming property conforming to the current UDC.

3. Suitability as Presently Zoned:

The existing "I-1" base zoning district is not consistent with the current land uses in the vicinity of the subject property, nor is it appropriate within such a close proximity to single-family residential zoning. The proposed "C-3" zoning will reduce the intensity of the current zoning and serve to bring the existing land use into conformance.

4. Health, Safety and Welfare:

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

5. Public Policy:

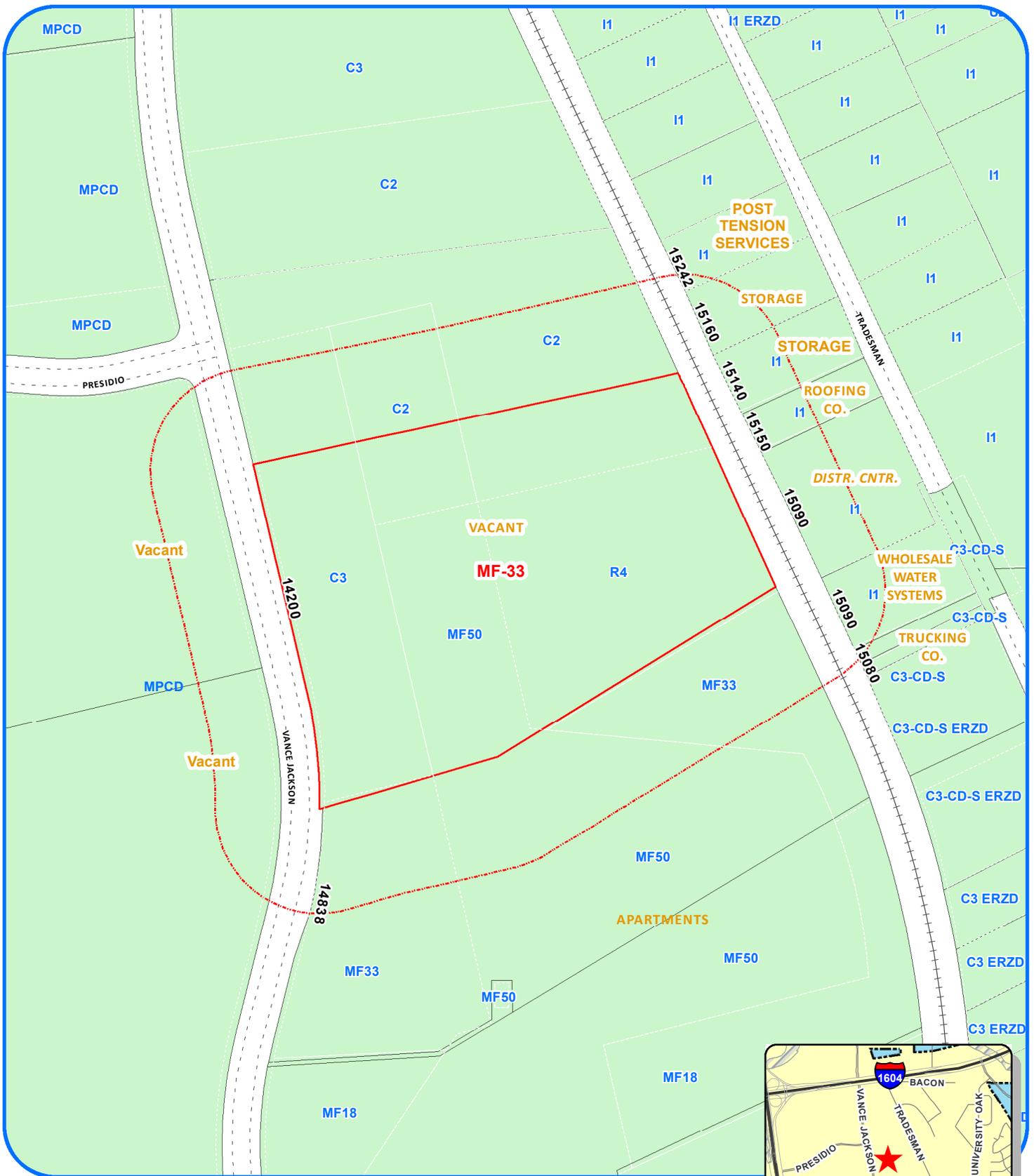
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.264 of an acre in size, which would serve to limit the intensity and size of any conforming use on the subject property.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-188

Council District: 8

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): 16.25 Acres out of NCB 15825

Legend

- Subject Properties ——— (16.25 Ac.)
- 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
(6/18/2014 - J.Ramirez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014188

Hearing Date: July 1, 2014

Property Owner: Galleria Ventures, LTD (by Amin G. Cohen, Manager, Galleria General Partner, LLC, General Partner)

Applicant: Galleria Ventures, LTD (by Amin G. Cohen, Manager, Galleria General Partner, LLC, General Partner)

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

Location: A portion of the 14900 to 15200 Block of Vance Jackson

Legal Description: 16.25 acres out of NCB 15825

Total Acreage: 16.25

City Council District: 8

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "R-4 AHOD MLOD-1" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "MF-50 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District and "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-33 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1974 case, the tract was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "I-1" General Industrial District. In a 2006 case, the tract was rezoned to "R-4" Residential Single-Family District, "MF-50" Multi-Family District and "C-3" General Commercial District. In a 2008 case, a portion of the subject property was rezoned to "C-2" Commercial District. The property is not platted and is 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: North

Current Base Zoning: "C-2"

Current Land Uses: Undeveloped Land

Direction: South

Current Base Zoning: "MF-33" and "MF-50"

Current Land Uses: Apartments

Direction: East

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

Current Land Uses: Outside Storage, Roofing Company, Distribution Center, Wholesale Water Systems and a Trucking Company

Direction: West

Current Base Zoning: "MPCD"

Current Land Uses: Undeveloped Land

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

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: Vance Jackson

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

Proposed Changes: None known

Thoroughfare: Presidio Parkway

Existing Character: Collector Street; two lanes in each direction

Proposed Changes: None known

Public Transit: There is no mass transit service currently available to the subject property.

Traffic Impact: A Traffic Impact Analysis is required. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Parking requirements for multi-family developments are determined by the total number of dwelling units.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

The existing "C-3", "C-2" and "MF-50" zoning designations as well as the requested zoning are appropriate for the area; however, the existing split-zoning is likely to impede cohesive development. Additionally, the "C-3" and "MF-50" districts are not consistent with the adopted land use plan. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

The existing "R-4" zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. The property abuts a railway line and an industrial park to the east and is bound by high density multi-family zoning. The proposed multi-family development is appropriate and in character with the current zoning and development pattern along Vance Jackson.

4. Health, Safety and Welfare:

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

5. Public Policy:

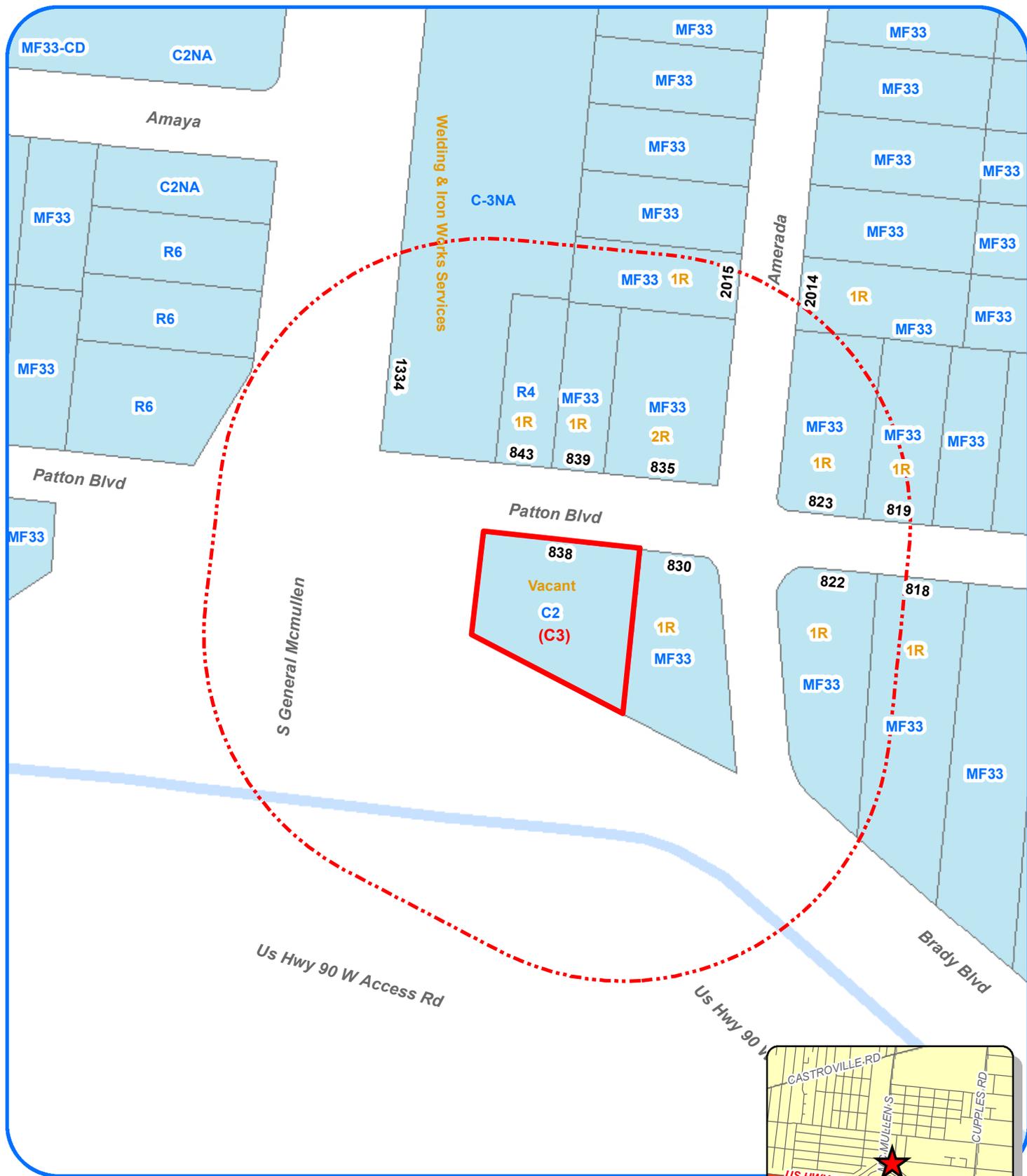
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 16.25 acres. Should the requested rezoning be approved, the subject property may accommodate a multi-family development with up to 536 dwelling units. The applicant is proposing a total of 520 dwelling units for the site.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604 and not immediately adjacent to Camp Bullis.



Zoning Case Notification Plan

Case Z2014-189

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

Subject Property Legal Description(s): NCB 8115 BLK 33 LOT 2

Legend

- Subject Properties ——— (0.2619 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
 (6/19/2014 - S. Murphy)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014189

Hearing Date: July 1, 2014

Property Owner: Henry Perez, Jr.

Applicant: Henry Perez, Jr.

Representative: Henry Perez, Jr.

Location: 838 Patton Boulevard

Legal Description: Lot 2, Block 33, NCB 8115 save and except those portions conveyed to the City of San Antonio in Volume 3115, Page 431 and to the State of Texas in Volume 4877, Page 376 of the Deed Records of Bexar County, Texas

Total Acreage: 0.2619

City Council District: 5

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 27, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1945 and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "C-2" Commercial District. The property is the remaining portion of a platted lot and 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: North

Current Base Zoning: "C-3", "MF-33" and "R-4"

Current Land Uses: Welding and Iron Works Services, Single-Family Residences and a Duplex.

Direction: East

Current Base Zoning: "MF-33"

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: Patton Boulevard

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Amerada

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: South General McMullen;

Existing Character: Primary Arterial Type A Street; 3 lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 66, 268 and 524 lines which operate along South General McMullen and Ceralvo Street.

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

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

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

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. Staff finds the requested zoning inappropriate for the subject property due to the property's location and size. The uses permitted in the "C-3" district are typically considered Regional Commercial uses, which are most appropriately located on large-acreage lots at the intersections of major arterials or expressways. Although South General McMullen is identified as a Primary Arterial "Type A" roadway in the City's Major Thoroughfare Plan, the property is located on a dead-end street that is predominantly residential and that has no direct access to South General McMullen.

2. Adverse Impacts on Neighboring Lands:

The proposed "C-3" General Commercial zoning district is designed to provide for more intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and wholesalers, among others. Due to its classification, the "C-3" General Commercial base zoning district is best located at intersections of major arterials and within commercial nodes.

Auto and Light Truck Repair is identified in the UDC as a use requiring a minimum zoning district of "C-3" to be permitted by-right. However, this use may also be allowed in "C-2" as well as "C-1" with a Conditional Use. While staff recognizes that the current zoning on the subject property is "C-2" already, staff does not support any rezoning that will allow intense commercial uses, such as auto repair, on the property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. Ideally this property would continue the residential development pattern in this established neighborhood.

The "C-2" district allows a wide range of retail, office, and service uses that typically generate increased levels of traffic, noise, and lighting. The subject property's location at the dead-end of a residential street is not appropriate commercial uses. However, residential development may not be likely due to the property being bound by the access road right-of-way for the interchange between General McMullen and US Highway 90.

In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Small neighborhood oriented office or service uses are more appropriate at this location as this type of use is designed to serve a smaller customer base. The size of the subject property should serve to restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood.

4. Health, Safety and Welfare:

Staff has concerns over potential adverse effects of the auto and light truck repair use on the existing residential neighborhood. The requested rezoning, if approved, will allow the proposed intense commercial use on the subject property increasing traffic and noise in the area.

5. Public Policy:

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

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

6. Size of Tract:

The subject property is 0.2619 of an acre in size, which is not large enough to accommodate buffers and building setbacks sufficient to protect the neighboring residential use from intense commercial development.

7. Other Factors:

None.