

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, May 6, 2014
12:45 PM

ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – Lone Star Room – Briefing on UDC River Improvement Overlay (RIO) Amendments (Office of Historic Preservation), discussion of policies and administrative procedures and any items for consideration on the agenda for May 6, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of April 15, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014131 (Council District 2) – POSTPONED:** A request for a change in zoning from “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on 68.79 acres out of NCB 16581 on portions of the 5200 through 5900 Blocks of East Loop 1604 North.
7. **ZONING CASE NUMBER Z2014132 (Council District 1) – POSTPONED:** A request for a change in zoning from “C-3 RIO-2 AHOD” General Commercial River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Low Density Multi-Family District on 0.4367 of an acre out of Block 18, NCB 975; 201 East Grayson Street.
8. **ZONING CASE NUMBER Z2014103 ERZD (Council District 9):** A request for a change in zoning from “MF-33 PUD ERZD MLOD-1 AHOD” Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and “O-1 ERZD MLOD-1 AHOD” Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres on 14.596 acres out of NCB 15009 on a portion of the 2900 Block of West Bitters Road.

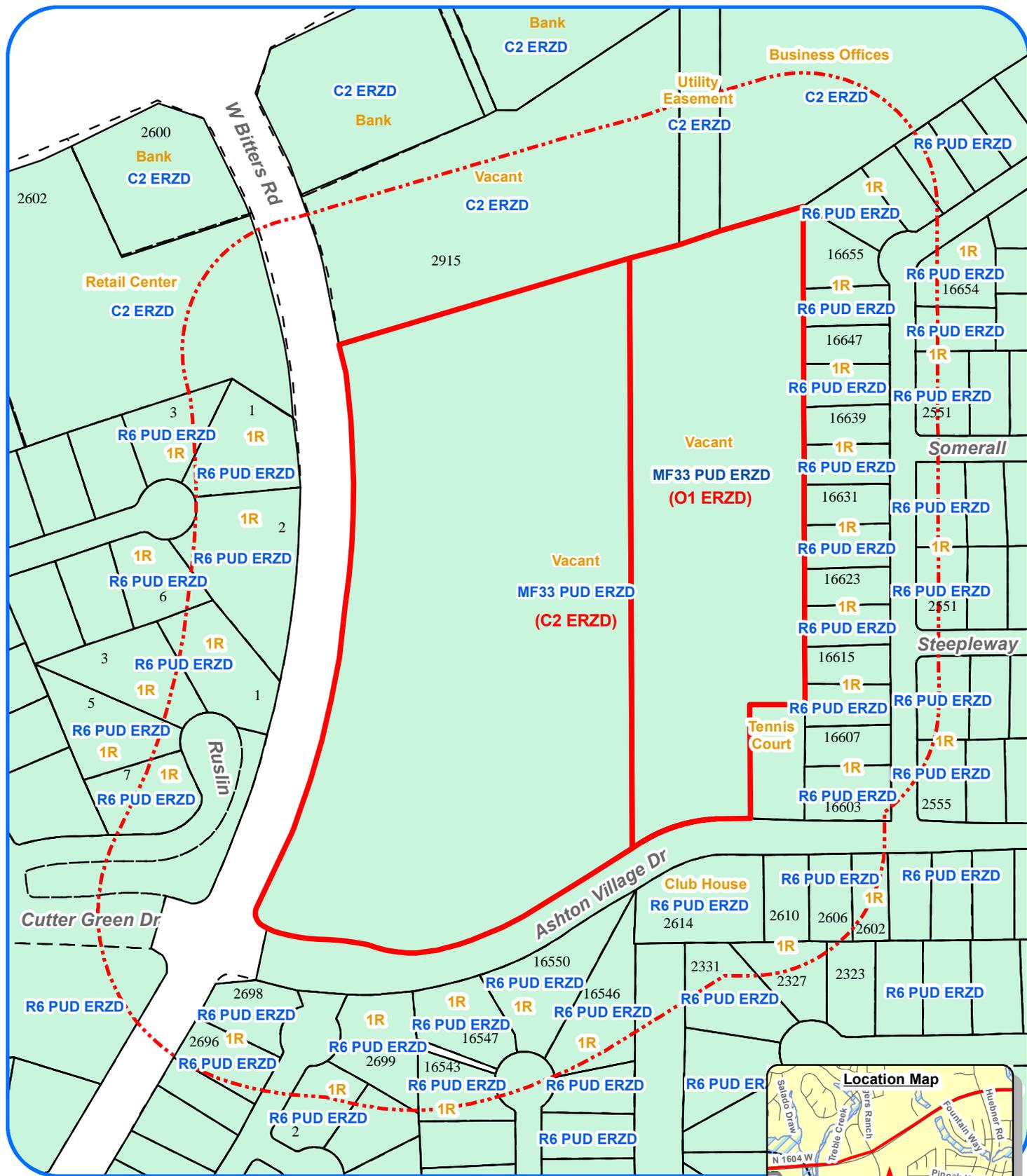
9. **ZONING CASE NUMBER Z2014138 S ERZD (Council District 9):** A request for a change in zoning from “R-6 ERZD MLOD-1” Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3NA S ERZD MLOD-1” General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and “I-1 S ERZD MLOD-1” General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility on Lot 2, NCB 17866. 18952 Redland Road.
10. **ZONING CASE NUMBER Z2014080 (Council District 9):** A request for a change in zoning from “R-20” Residential Single-Family District to “NP-10” Neighborhood Preservation District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670; 11303 and 11327 Dreamland.
11. **ZONING CASE NUMBER Z2014122 CD (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 50, 51 and the east 10 feet of Lot 49. Block 9, NCB 7931; 1309 Keats.
12. **ZONING CASE NUMBER Z2014051 (Council District 8):** A request for a change in zoning from “MF-33” Multi-Family District to “C-3” General Commercial District on 3.565 acres out of NCB 14697 on a portion of 4932 Research Drive.
13. **ZONING CASE NUMBER Z2014086 CD (Council District 3):** A request for a change in zoning from “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, “MF-33 MC-2 AHOD” Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 CD MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing on Lots A and B, Block 8, and Lots C, C-1 and 1, NCB 8615; 4602 and 4606 South Presa Street and a portion of the 100 Block of Linda Lou Drive.
14. **ZONING CASE NUMBER Z2014134 (Council District 6):** 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 “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on 10.243 acres out of NCB 17172 on a portion of the 8600 Block of Waters Edge Drive.
15. **ZONING CASE NUMBER Z2014135 (Council District 5):** A request for a change in zoning from “O-1 AHOD” Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 34, NCB 8133; 1303, 1307 and 1309 Castroville Road.
16. **ZONING CASE NUMBER Z2014137 S (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on Lot 15, Block 1, NCB 15650; 6330 Wurzbach Road.
17. **ZONING CASE NUMBER Z2014140 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 1, Block 24, NCB 16587; 14590 Toepperwein Road.
18. **ZONING CASE NUMBER Z2014141 (Council District 8):** A request for a change in zoning from “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and “MPCD MLOD-1” Master Planned Community Camp Bullis Military

Lighting Overlay District to “C-2 MLOD-1 AHOD” Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and “C-2 MLOD-1” Commercial Camp Bullis Military Lighting Overlay District on 2.768 acres out of NCB 15825 on a portion of the 5500 Block of Presidio Parkway.

19. **ZONING CASE NUMBER Z2014142 (Council District 1):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “C-1 UC-6 AHOD” Light Commercial San Pedro Urban Corridor Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District and “C-1 IDZ UC-6 AHOD” Light Commercial Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District on 0.082 of an acre out of Lot 11, NCB 758 (also known as 0.082 of an acre out of Lot 5 or A7, Block 11, NCB 758); 628 Jackson Street.
20. **Director’s Report** – Current status of large area wide rezoning cases.
21. **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.
22. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2014-103 ERZD

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): 14.596 acres out of NCB 15009

- Legend**
- Subject Properties (14.596 Acres) ————
 - 200' Notification Area - - - - -
 - Current Zoning (TEXT)
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain (Hatched)
 - Single Family Residential (1R)



Development Services Dept
 City of San Antonio
 (04/17/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014103 ERZD

Hearing Date: May 6, 2014

Property Owner: First Presbyterian Church of San Antonio (by Rev. John H. Seiders, Executive Associate Pastor)

Applicant: R.L. Worth & Associates, Ltd. (by Robert L. Worth, Jr., Manager, Worthco, LLC, General Partner)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: A portion of the 2900 Block of West Bitters Road

Legal Description: 14.596 acres out of NCB 15009

Total Acreage: 14.596

City Council District: 9

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33 PUD ERZD MLOD-1 AHOD" Multi-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 9.66 acres and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 4.936 acres

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014 in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 58

Registered Neighborhood Associations within 200 feet: Oakwood Owners' Association is located within 200 feet.

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

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1993 case, the property was rezoned to "R-1" Single-Family Residence District and "R-3" Multi-Family Residence District. In a 1995 case, the property was rezoned to "P-1 R-3" Planned Unit Development Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "PUD MF-33" Planned Unit Development Multi-Family District. The subject property is currently undeveloped and has a 75 foot electric easement.

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: Vacant Land, Bank, and Offices

Direction: South, East and West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences, Club House and Tennis Court

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

All surrounding properties carry the "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.

The majority of properties in the area carry the "PUD" Planned Unit Development designation. 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: West Bitters Road

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

Proposed Changes: None known

Thoroughfare: Ashton Village Drive

Existing Character: Private Street; 1 lane 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 (TIA) is required, but may be deferred until the platting/permitting phase of development. A traffic engineer must be present at the zoning commission meeting.

Parking Information: Off street parking requirements are typically determined by the type and size of use. The Traffic Impact Analysis refers to an office use.

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

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Public Institutional” in the Future Land Use Plan. A plan amendment has been initiated to change the land use designation on the subject property to “Community Commercial”. 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. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. Further, the requested “O-1” district will serve as a buffer between the proposed commercial development and the residential uses located east of the subject property. Development in the “O-1” district requires a 15-foot Type B landscape buffer where the property abuts single-family residential zoning; and all nonresidential development is required to maintain a 6-foot tall solid screen fence where the property abuts single-family residential uses.

3. Suitability as Presently Zoned:

The existing “MF-33” zoning district is appropriate for the subject property due to the property’s location and significant frontage along West Bitters Road. Medium density residential uses should be located along arterial thoroughfares at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 14.596 acres in size, and is large enough to accommodate uses permitted in the “C-2” and “O-1” districts, required parking, and development standards such as building setbacks and landscape buffers.

Should the subject property be developed under the current “MF-33” designation, the subject property could possibly accommodate a multi-family development with up to approximately 481 dwelling units.

7. Other Factors:

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site.

The applicant requests an 8-foot fence along the eastern boundary of the 4.936 acre tract of land. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

2014 APR 28 PM 3:01

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2014103 (Office development)

Date: April 10, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 14.597-acre tract located on the city's north side. A change in zoning from "**MF-33 PUD ERZD MLOD-1 AHOD**" to "**C-2 ERZD MLOD-1 AHOD**" on 9.66 acres and "**O-1 ERZD MLOD-1 AHOD**" on 4.936 acres, is being requested by the applicant Kaufman & Killen, Inc., by Ms. Ashley Farrimond. The change in zoning has been requested to allow for an office development. The property is classified as a Category 1.

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

LOCATION

The subject property is located in City Council District 9, near the southeast intersection of Loop 1604 and Bitters Road. The entire property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "**MF-33 PUD ERZD MLOD-1 AHOD**" to "**C-2 ERZD MLOD-1 AHOD**" on 9.66 acres and "**O-1 ERZD MLOD-1 AHOD**" on 4.936 acres, and will allow for the construction of an office development. Currently, the site is undeveloped.

2. Surrounding Land Uses:

The Village at Inwood Subdivision is located to the east of the property. West Bitters Rd. bound the western portion of the property. Ashton Village Dr. borders the south portion of the subject property. To the north of the project site is an ingress/egress easement for an undeveloped property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on February 13, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a single lot, moderately to heavily vegetated with native trees throughout, approximately 15.52 acres in area. The subject property was observed to be vacant and undeveloped, with a north and south CPS power line easement along the eastern portion of the site.

Little to moderate exposure of bedrock was observed within the subject site. The subject property was observed with a moderate soil cover of several inches to a few feet depth throughout the majority of the subject site. Some exposed fractured bedrock was observed throughout the northwest quadrant of the property. Some deposits of promiscuously dumped waste material were observed generally along the CPS easement.

The site appeared to slope slightly to the west. Stormwater occurring on the subject site would drain to the west, and sheet flow along the adjacent West Bitters Road toward an unnamed tributary to Salado Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer.

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

The subject site was observed to be covered with moderate soil cover and sparse to moderate exposure of bedrock. No sensitive geologic features were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 65% for the entire site.
2. The subject property is located within a highway to arterial intersection node.
3. The proposed project is located within the Roger Ranch Master Development Plan #119.
4. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.

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

General Recommendations

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

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

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

APPROVED:

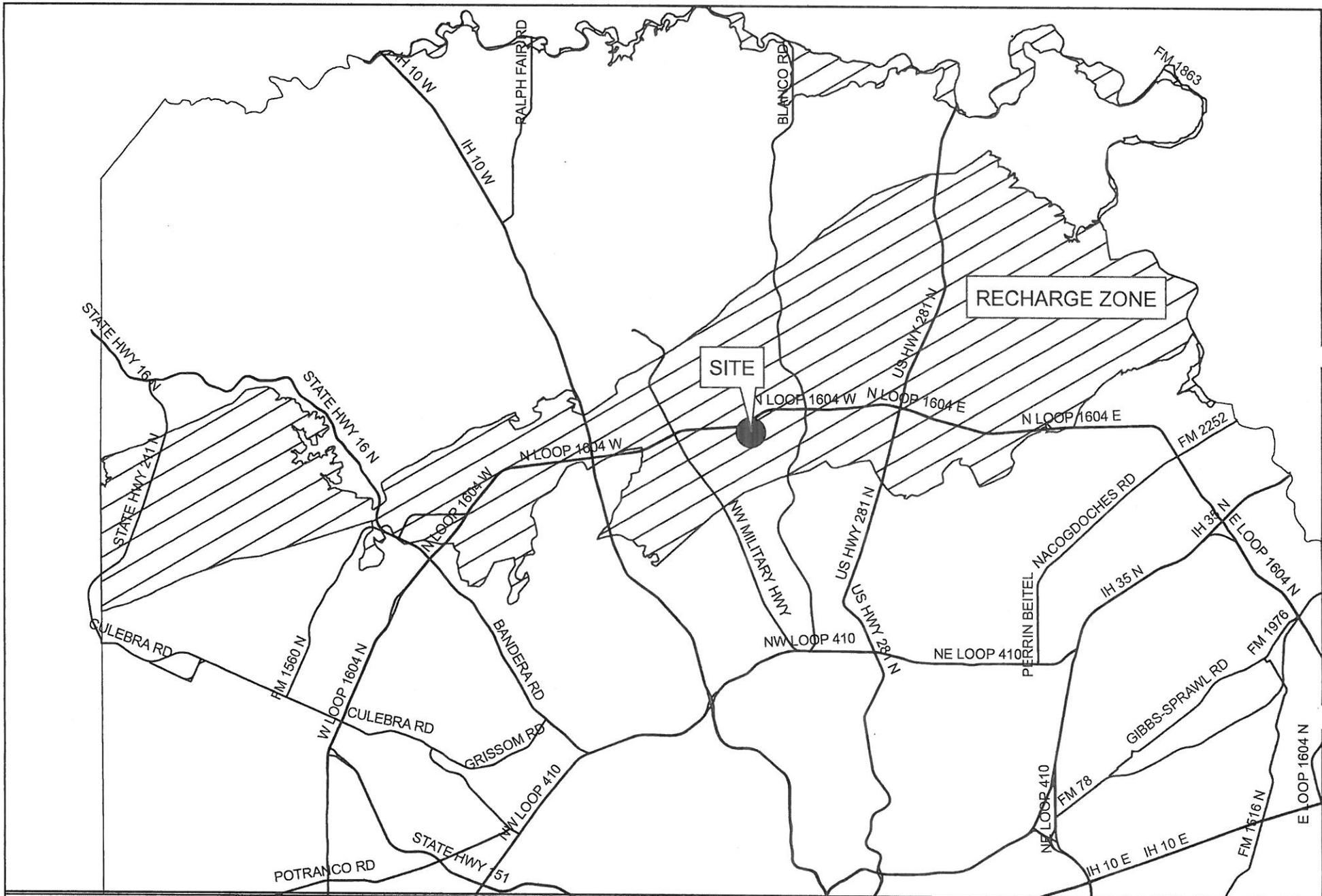


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

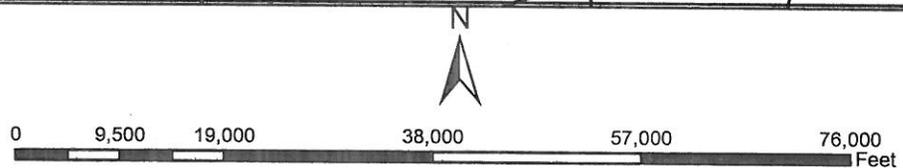


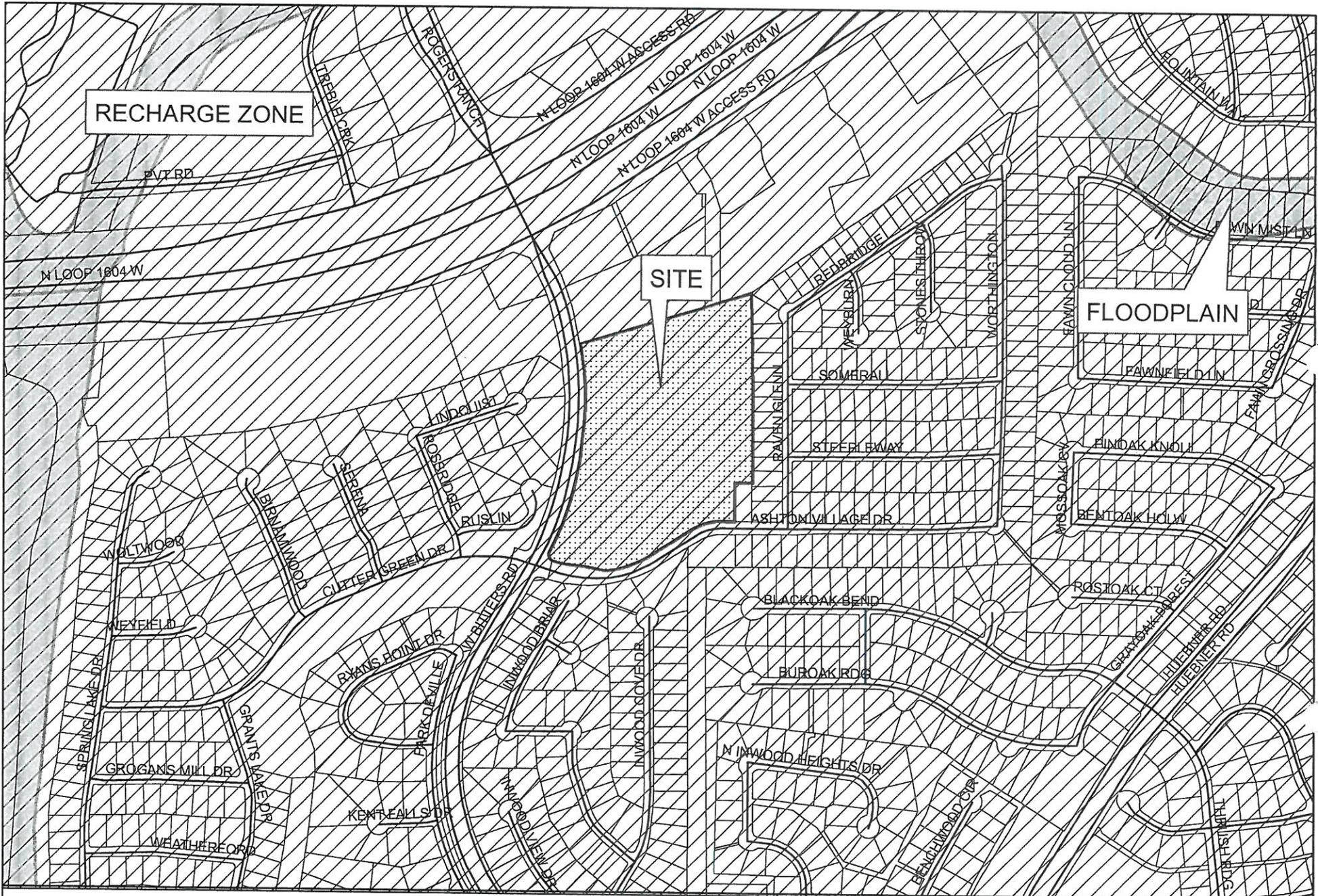
ZONING CASE: OFFICE DEVELOPMENT (FIGURE 1)

ZONING FILE: Z2014103

Map Page & Grid: 515, F3

Map Prepared by Aquifer Protection and Evaluation 2/21/2014 ME



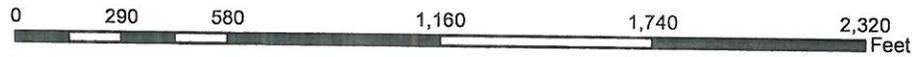


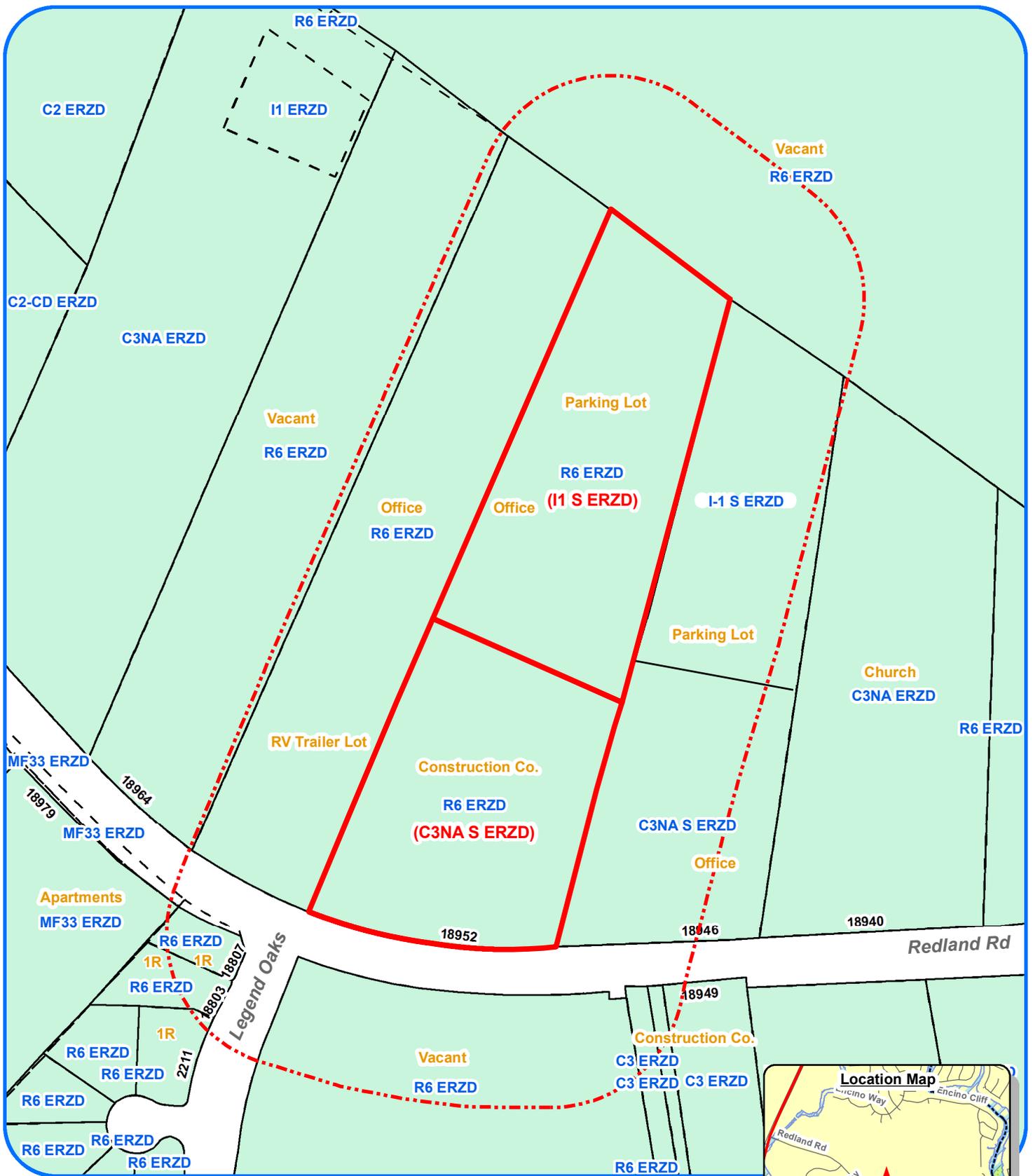
ZONING CASE: OFFICE DEVELOPMENT (FIGURE 2)

ZONING FILE: Z2014103

Map Page & Grid: 515, F3

Map Prepared by Aquifer Protection and Evaluation 2/21/2014 ME





Zoning Case Notification Plan

Case Z-2014-138 S

Council District: 9
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17866 - BLOCK 000 - LOT 002

Legend

- Subject Properties ——— (7.415 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
 (04/23/2014 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2104138 S ERZD
Hearing Date: May 6, 2014
Property Owner: Hills Subdivision Partnership, LTD
Applicant: City of San Antonio
Representative: Development Services Department
Location: 18952 Redland Road
Legal Description: Lot 2, NCB 17866
Total Acreage: 7.415
City Council District: 9
Case Manager: John Osten, Sr. Planner
Case History: This is the first public hearing of this zoning change request.

Proposed Zoning Change

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

Requested Zoning: "C-3NA S ERZD MLOD-1" General Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility and "I-1 S ERZD MLOD-1" General Industrial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Construction Contractor Facility

Procedural Requirements

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Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Redland Ridge Association is located within 200 feet

Planning Team: North Sector Plan (39)

Applicable Agencies: San Antonio Water Systems

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The property was platted into its current configuration in 1970 (Volume 8500, Page 155 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a child learning center, offices, an awning company and construction contractor facility.

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

Adjacent Base Zoning and Land Uses

Direction: North, South and West

Current Base Zoning: “R-6”

Current Land Uses: Farm, Vacant and Boat/RV Park

Direction: East

Current Base Zoning: “C-3NA S” and “I-1 S”

Current Land Uses: Construction contractor facility

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

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

Transportation

Thoroughfare: Redland Road

Existing Character: Secondary Arterial Type A 86'; one lane in each direction with shoulders.

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Off-street vehicle parking requirements for Construction Contractor Facility are determined by the Gross Floor Area (GFA) of the use.

Construction 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 per GFA.

Child Care/Learning Center – Minimum Parking Requirement: 1 space per 375 square feet of GFA. Maximum Parking Requirement: 1.5 spaces per square feet of GFA.

Professional Office – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 140 square feet of GFA.

Awning Installation – Minimum Parking Requirement: 1 space per 300 square feet of GFA. Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Denial with an alternate recommendation for “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use Authorization for a Construction Contractor Facility.

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

1. Consistency: The property is located within the North Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-3NA” and “I-1” base zoning districts are not consistent with the adopted land use plan. A plan amendment has been submitted, requesting to change the future land use designation to Regional Center and Specialized Center. Staff recommends denial; Planning Commission recommends approval of the request.

2. Adverse Impacts on Neighboring Lands: The subject property is already in use with various nonresidential uses, including a construction contractor facility. The requested zoning change will bring the zoning district into compliance with the current uses on the property. Therefore, no additional impact on neighboring lands is expected.

3. Suitability as Presently Zoned: The existing “R-6” zoning district may not be appropriate for the subject property due to the property’s location along Redland Road. The Suburban Tier land use designation accommodates a wide range of residential and commercial uses. Within the Suburban Tier, the more intense land uses are encouraged along arterial thoroughfares, in areas that are easily accessible by nearby residents.

4. Health, Safety and Welfare: High intensity uses that are allowed in industrial zoning districts are not generally considered compatible with residential uses. There may be adverse impacts on surrounding residents’ health, safety and welfare due to the nature of potential noxious uses that are allowed in industrial zoning districts.

5. Public Policy: The location of the subject property does not meet the criteria for Regional Center or Specialized Center in the North Sector Plan. The plan requires high intensity uses to be located at major intersections of arterials or close to Expressways. The requested zoning is too intense for this location. Additionally, the existing uses may be accommodated in the “C-2” base zoning district, without requiring a plan amendment.

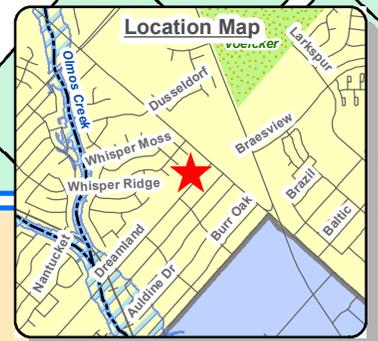
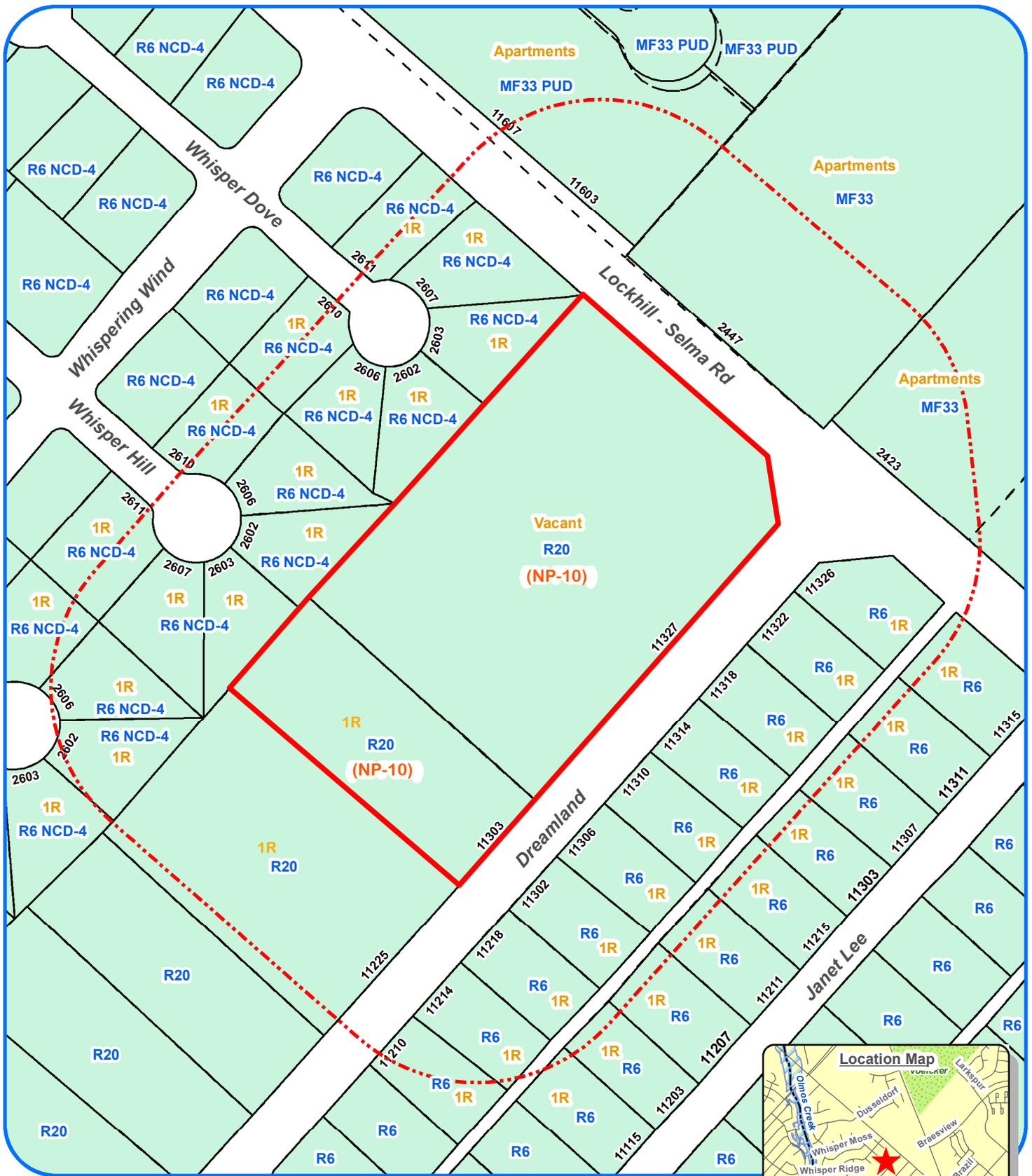
6. Size of Tract: The subject property is approximately 7.145 acres in size, which is able to reasonably accommodate existing uses.

7. Other Factors: In August 2006, the subject property owner obtained a Zoning Verification Letter from the Development Services Department of the City of San Antonio stating that the subject property was zoned “C-3NA S ERZD” and “I-1 S ERZD”. The letter was incorrect and was based on a zoning mapping error. The zoning and ordinance cited in the letter actually applied to a neighboring property that had been rezoned in 1994 (Ordinance #82050). The actual zoning for the subject property is “R-6 ERZD”. In order to correct this administrative error, the Development Services Department is initiating a plan amendment and rezoning of this property consistent with the information provided to the property owner through the Zoning Verification process. The plan amendment and rezoning of the property would bring the existing uses into compliance. It should be noted that the North Sector Plan was adopted in 2010, 4 years after the zoning verification letter was issued in error to the property owners.

The “C-3NA S” and “I-1 S” districts are high intensity zoning districts that are not consistent with the current land use designation of the subject property. Suburban Tier allows up to “C-2” Commercial District and it doesn’t allow any industrial district.

Alternate Recommendation:

The aforementioned existing uses can be achieved via the Conditional Use provision of the Unified Development Code (UDC) Section 35-422. This provision enables the rezoning of the subject property to “C-2NA CD S” with a Conditional Use for a Construction Contractor Facility (the Specific Use Authorization is required because the property is located over the Edwards Recharge Zone). This approach will not require a plan amendment. Therefore, staff recommends denial of the requested rezoning and recommends approval of “C-2NA CD S ERZD MLOD-1” Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Conditional Use and a Specific Use Authorization for a Construction Contractor Facility. This alternate recommendation will make all of the existing uses conforming, and will allow future expansion for the Construction Contractor Facility because City-initiated rezoning cases are not subject to site plans.



Zoning Case Notification Plan

Case Z-2014-080

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

Legend

- Subject Properties ——— (4.352 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (1/29/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014080

Hearing Date: May 6, 2014

Property Owner: Ted and Jerelene Lee

Applicant: Ted and Jerelene Lee

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

Location: 11303 and 11327 Dreamland

Legal Description: Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670

Total Acreage: 4.352

City Council District: 9

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this zoning case. The case was continued at the February 18, 2014 Zoning Commission public hearing; and was then postponed prior to the March 18, 2014 Zoning Commission public hearing to allow the request to be amended. The amended request was continued at the April 15, 2014 Zoning Commission public hearing, because the Zoning Commission failed to pass a motion.

Proposed Zoning Change

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

Requested Zoning: "NP-10" Neighborhood Preservation 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 March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 1, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 41

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

Planning Team: North Sector Plan - 41

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: Northwest

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: Southwest

Current Base Zoning: “R-20”

Current Land Uses: Single-Family Dwellings

Direction: Southeast across Dreamland

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Direction: Northeast across Lockhill-Selma Road

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

Current Land Uses: Multi-Family Dwellings

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

Transportation

Thoroughfare: Lockhill-Selma Road

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

Proposed Changes: None known

Thoroughfare: Dreamland

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

Proposed Changes: None known

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

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "NP-10" Neighborhood Preservation District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

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

5. Public Policy:

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

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

6. Size of Tract: The subject property is 4.352 acres in size, which should be able to reasonably accommodate the proposed single-family development. The "NP-10" district carries a minimum lot size of 10,000 square feet and allows a maximum of 4 dwelling units per acre. Should the zoning change request be approved, the subject property will accommodate a maximum of 16 dwelling units.

7. Other Factors:

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

The case was postponed on March 18, 2014. The owner submitted a revised request amending his application from "R-6 PUD" Residential Single-Family Planned Unit Development District to "NP-10" Neighborhood Preservation District.

The "NP-10" Neighborhood Preservation District requires a minimum lot size of 10,000 square feet.



Zoning Case Notification Plan

Case Z-2014-122 CD

Council District: 5

School District: Harlandale I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07931 - BLOCK 009 - LOT 50, 51 & E 10 FT OF 49

Legend

- Subject Properties ——— (0.158 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
(03/17/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014122 CD

Hearing Date: May 6, 2014

Property Owner: Manohar K. Mahburbani

Applicant: Manohar K. Mahburbani

Representative: Andrew C. Guerrero

Location: 1309 Keats

Legal Description: Lots 50, 51 and the east 10 feet of Lot 49, Block 9, NCB 7931

Total Acreage: 0.1584

City Council District: 5

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the April 15, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on March 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Planning Team: Nogalitos/South Zarzamora Community Plan-26

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "B" Residence District. In a 1992 City-initiated large-area case, the property was rezoned to "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property consists of two platted lots and a portion of a third platted lot (volume 368, page 89 of the Deed and Plat Records of Bexar County, Texas). The property is developed with two structures. The larger building contains two dwelling units, measures approximately 2,251 square feet in size and was constructed in 1950. The second building contains a single dwelling unit, measures approximately 384 square feet in size and was constructed in 1960.

The purpose of the rezoning request is to bring the existing three dwelling units into compliance.

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

Adjacent Base Zoning and Land Uses

Direction: North, south, east and west

Current Base Zoning: "R-4"

Current Land Uses: Single-family residences, vacant lots and churches

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: Crystal, Keats and Huron Street

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

Proposed Changes: None known

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

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

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

Three-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 spaces per unit

The Conditional Use site plan show three parking spaces located within the driveway. This does not meet the minimum parking requirement.

Staff Analysis and Recommendation: Denial

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

1. Consistency:

The subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested conditional use would bring the existing use into compliance with zoning regulations; however, the existing development does not meet building setback or minimum parking requirements. The building also includes a front porch that encroaches into the Keats right-of-way.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is appropriate for the subject property. The surrounding blocks primarily consist of single-family residential zoning and uses, but also include a small number of church, neighborhood retail, and two-family residential uses. Although the previous "B" Residence District allowed two dwelling units, the property never carried zoning that allowed three units. Therefore, the existing use is not eligible for registration as a legal nonconforming use.

4. Health, Safety and Welfare:

Staff finds possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the current configuration of the subject property. The area already experiences a high occurrence of on-street parking. Staff is concerned that the on-street parking situation will worsen if the overall density of the neighborhood increases. Additionally, the building's encroachment into setbacks and the Keats right-of-way poses health and safety issues to surrounding properties and local residents.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.1584 of an acre in size, which may be sufficient to accommodate three dwelling units and the required parking. However, the property's configuration and existing development do not comply with current development codes and negatively impact the surrounding neighborhood.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-051

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 14697 - BLOCK 000 - LOT 3.565 acres out of P-36B

- Legend**
- Subject Properties ——— (3.565 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
 (04/16/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014051

Hearing Date: May 6, 2014

Property Owner: La Cantera Development Company (by Bruce C. Peterson, Executive Managing Director)

Applicant: La Cantera Development Company (by Bruce C. Peterson, Executive Managing Director)

Representative: Kaufman & Killen, Inc.

Location: A portion of 4932 Research Drive

Legal Description: 3.565 acres out of NCB 14697

Total Acreage: 3.565

City Council District: 8

Case Manager: Osniel Leon, Planner

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

Proposed Zoning Change

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "C-3" General Commercial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Oakland Estates Neighborhood Association is located within 200 feet.

Planning Team: North Sector Plan - 41

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed into the city in 1972 and was originally zoned “R-3” Single-Family Residential District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: All

Current Base Zoning: “C-2”, “MF-25”, “C-3”, “MF-33”

Current Land Uses: Undeveloped land, rehab center, business park, apartments

Overlay and Special District Information: None.

Transportation

Thoroughfare: Research Drive

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

Proposed Changes: None known

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A; 3 lanes in each direction with a center lane for turns.

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 522 and 603, which operate along Huebner Road with a bus stop near the subject property.

Traffic Impact: A traffic engineer must be present at the zoning commission meeting. A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements. The (TIA) study may be deferred until the platting or permitting stage of development.

Parking Information: The zoning request generally refers to proposed commercial uses. Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate future parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval, pending Master Plan Amendment

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

1. Consistency:

The subject property is located within the North Sector Plan and is designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-3” General Commercial District is inconsistent with the adopted land use plan. A plan amendment has been initiated to change the land use designation on the subject property to “Regional Center”. 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 surrounding area includes many multi-family residences as well as commercial uses.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts will allow development that is consistent with the existing pattern of development in the area. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

4. Health, Safety and Welfare:

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

5. Public Policy:

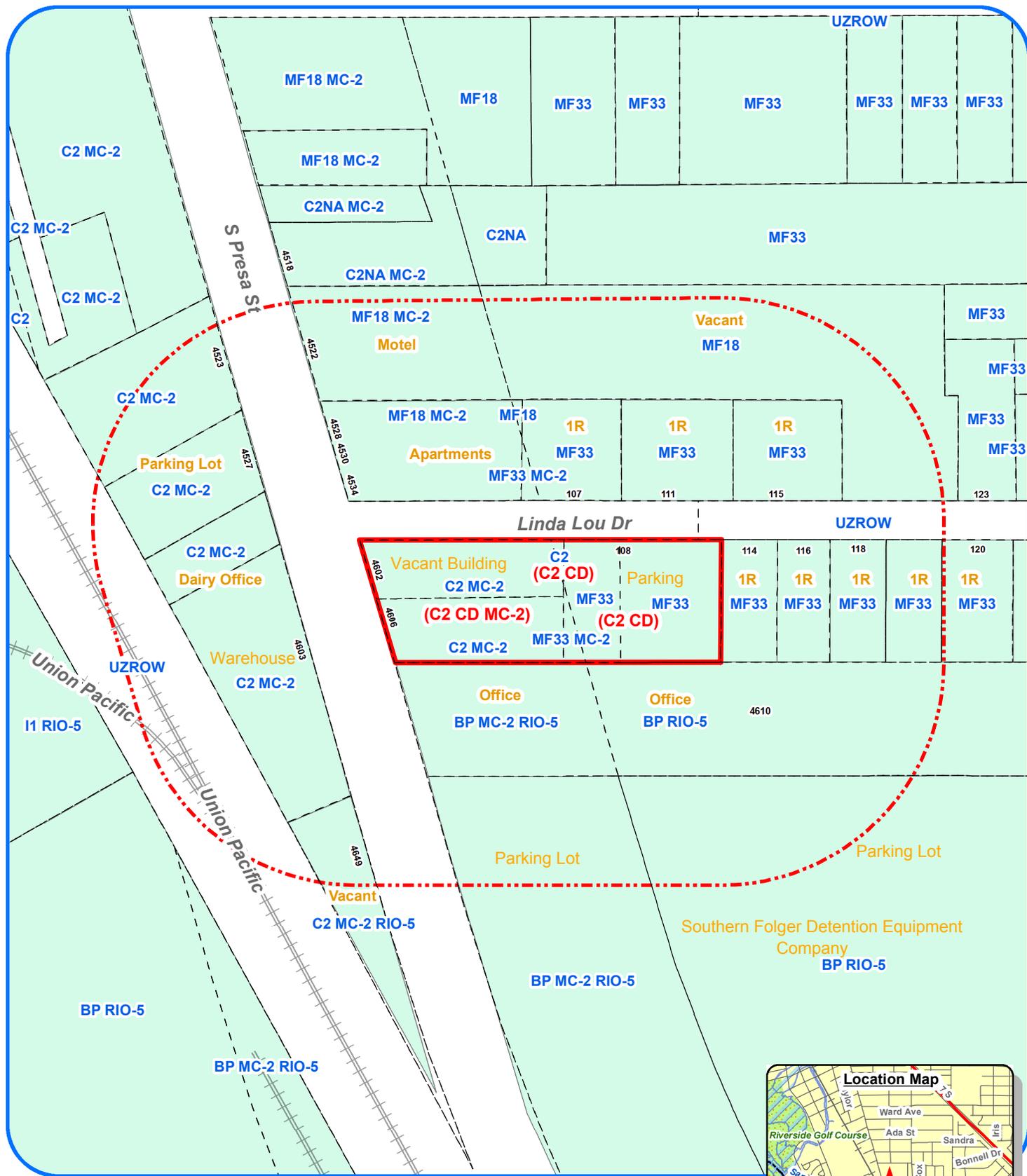
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 3.565 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-086 CD

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 08615 - BLOCK 008 - LOT A, B, C, C1 & 1

Legend

- Subject Properties ——— (0.769 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
(04/16/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014086 CD

Hearing Date: May 6, 2014

Property Owner: AMG Realty LLC (by Ana Maria Garza, Director)

Applicant: Ana Maria Garza

Representative: Patricia Goodell

Location: 4602 and 4606 South Presa Street and a portion of the 100 Block of Linda Lou Drive

Legal Description: Lots A and B, Block 8, and Lots C, C-1 and 1, NCB 8615

Total Acreage: 0.769

City Council District: 3

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "MF-33 MC-2 AHOD" Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Food And Food Products - Processing and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food and Food Products – Processing

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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan-15

Applicable Agencies: None

Property Details

Property History: The property was annexed in August of 1944 and was originally zoned “J” Commercial District and “D” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “I-1” General Industrial District and “MF-33” Multi-Family District. In a 2011 City-initiated large-area rezoning case, the “I-1” General Industrial District was rezoned to the current “C-2” Commercial District.

The property is currently occupied with one office/commercial building measuring 6,709 square feet and one detached shed measuring 438 square feet. The buildings were constructed in 1954.

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 across Linda Lou Drive

Current Base Zoning: “MF-18” and “MF-33”

Current Land Uses: Apartments, Single-Family Dwellings and Motel

Direction: East and South

Current Base Zoning: “MF-33” and “BP”

Current Land Uses: Single-Family Dwellings, Offices, Southern Folger Detention Equipment Company

Direction: West across South Presa Street

Current Base Zoning: “C-2”

Current Land Uses: Dairy Office/Warehouse

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

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

Transportation

Thoroughfare: South Presa Street

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

Proposed Changes: None known

Thoroughfare: Linda Lou Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 36 and 242, which operate along South Presa Street with stops in the immediately vicinity to the subject property.

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

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

Minimum Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA)

Maximum Allowance: 1 space per 300 square feet of Gross Floor Area (GFA)

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as Low Density Residential and Business Park in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the Low Density Residential land use designation; however the request is consistent with the Business Park designation. A master plan amendment has been submitted, requesting to change the Low Density Residential portion of the property to Business Park. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on the surrounding properties related to the requested Conditional Use for Food and Food Products - Processing. This zoning change would be appropriate at this location and will not alter the character of the neighborhood.

Conditional zoning is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements, would be compatible with the adjacent uses under given conditions.

3. Suitability as Presently Zoned:

The "C-2" base zoning is appropriate for properties with frontage on a major thoroughfare. The subject property is located on South Presa Street, a major thoroughfare, and is situated on a corner lot with frontage on Linda Lou Drive, a local access street.

The site has been vacant for many years and was previously utilized as a Food Distribution Center and Wholesale Produce Company.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Approval of the rezoning request will allow viable use of the property.

The existing buildings will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. Goal 1 Objective 1.0: Improve the quality of commercial corridors including South Flores Street, South Presa Street and Roosevelt Avenue. Objective 1, Strategy 1.2 -Economic Development: Attract investors for vacant land and building sites available for development.

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

6. Size of Tract:

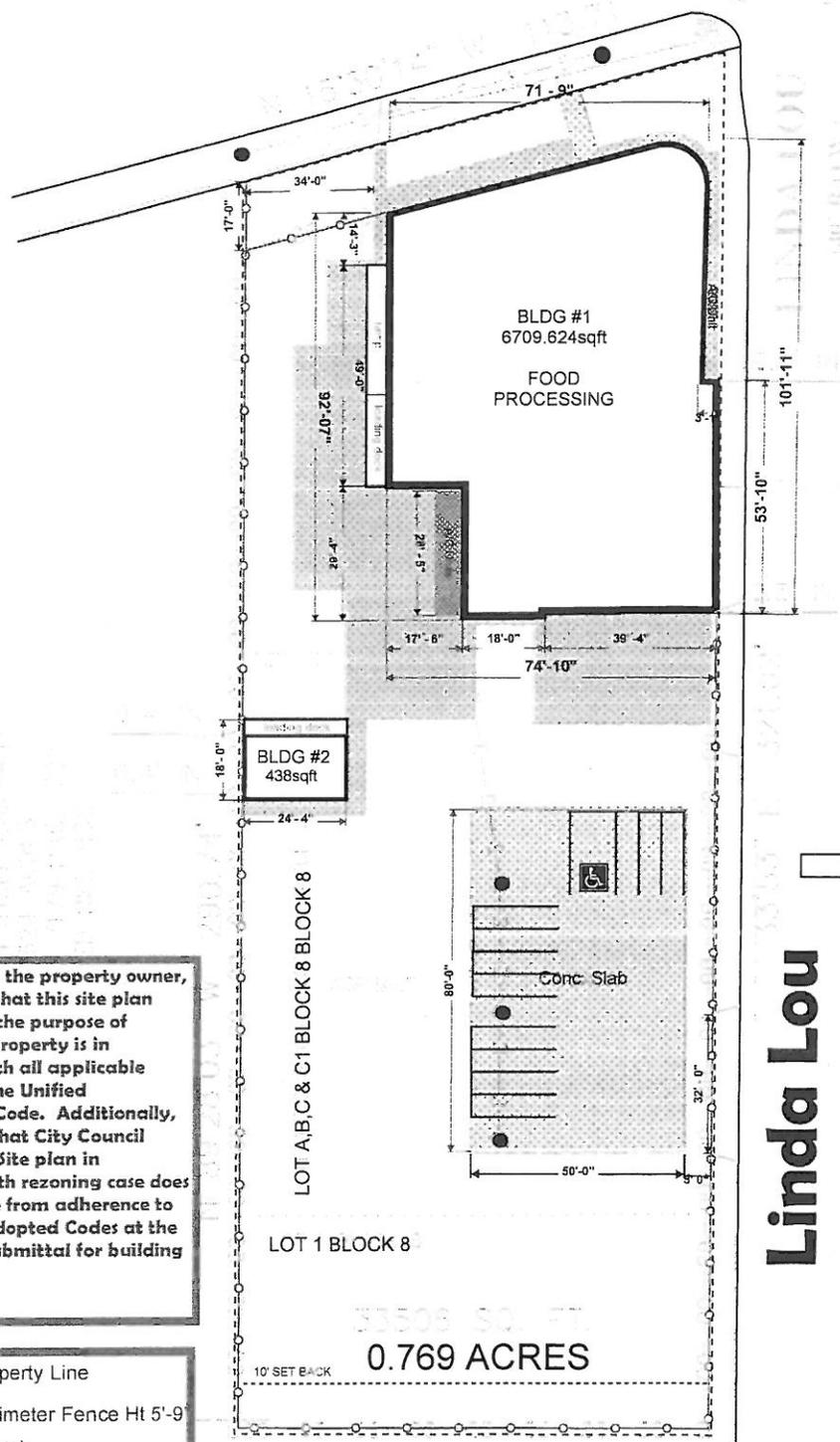
The subject site 0.769 of an acre tract is of sufficient size to accommodate the uses permitted in the "C-2" district as well as the requested conditional use and required parking. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

7. Other Factors:

The "C-2" district requires a minimum 10-foot side and 30-foot rear setback where abutting residential zoning or uses. Similarly, a 15-foot Type B landscape buffer is required where abutting single-family residential zoning.

The applicant requests this zoning change and associated plan amendment in order to complete their relocation into the existing vacant office/commercial facility and allow full utilization of the parking area in the operation of the proposed use.

S. Presa St.



I AMG Realty, 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 rezoning case does not Relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits

- Property Line
- Perimeter Fence Ht 5'-9"
- ▨ Paved Walkway /Areas
- ▩ Condenser Conc Pad
- Asphalt
- Grass
- Elec Post

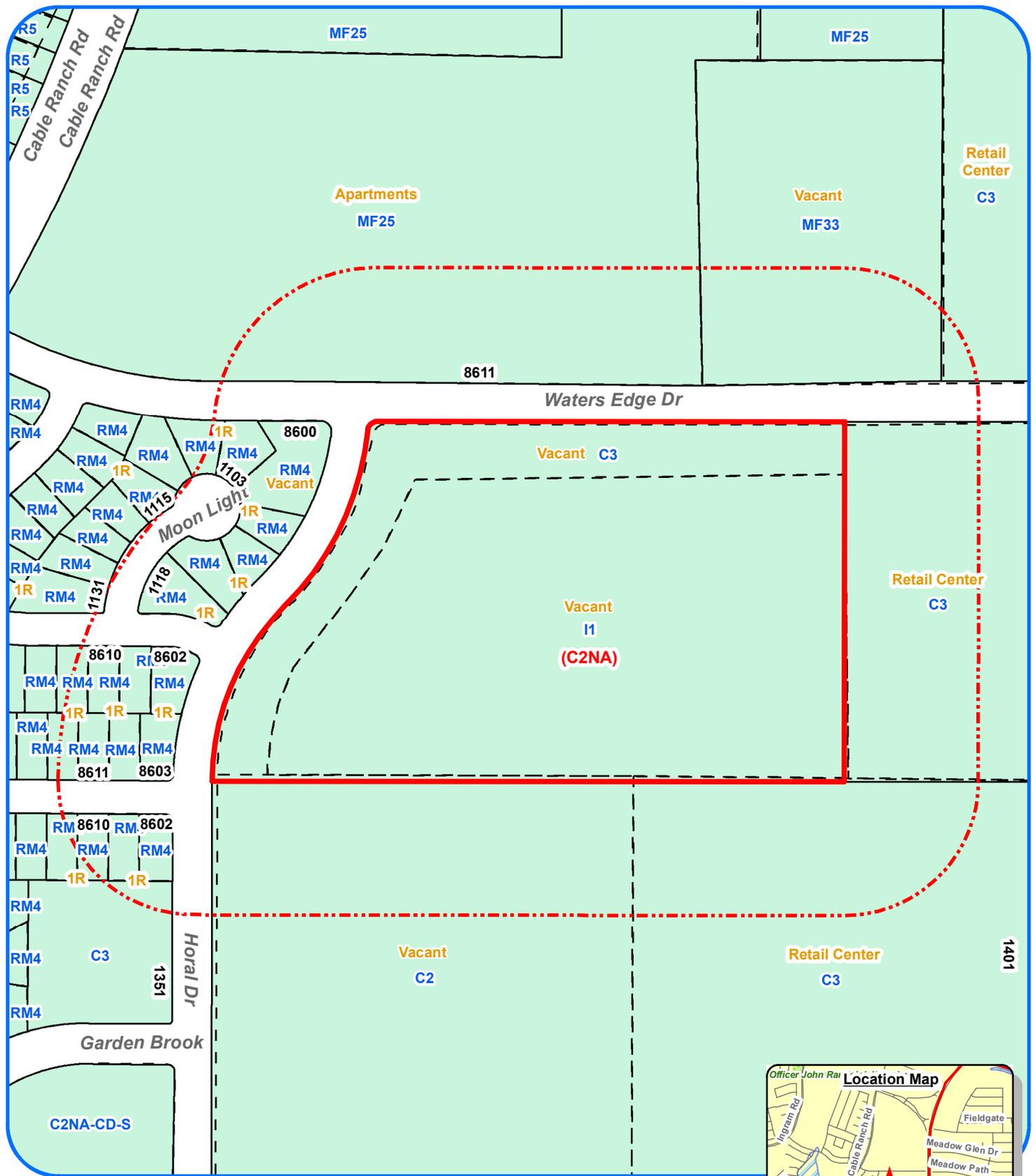
Bldg 1.....	6,709.624sq.ft
Bldg 2.....	438.000sq.ft
Paved Conc.....	8,923.825sq.ft
Asphalt.....	16,282.551sq.ft
Total sqft.....	33,506.00sq.ft

LOT A,B,C & C1 BLOCK 8 BLOCK 8
 LOT 1 BLOCK 8
 0.769 ACRES

Linda Lou



1" = 37.5' Scale



Zoning Case Notification Plan

Case Z-2014-134

Council District: 6
 School District: Northside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 17172 - BLOCK 000 - LOT P-1B

Legend

- Subject Properties ——— (10.243 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
 (04/22/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014134

Hearing Date: May 6, 2014

Property Owner: Dittmar Family Partnership (by Joseph D. Calvert, General Partner)

Applicant: Dittmar Family Partnership (by Joseph D. Calvert, General Partner)

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

Location: A portion of the 8600 Block of Waters Edge Drive

Legal Description: 10.243 acres out of NCB 17172

Total Acreage: 10.243

City Council District: 6

Case Manager: Osniel Leon, 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: "C-2NA AHOD" Commercial Nonalcoholic Sales 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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property is undeveloped. The property was annexed into the city in 1985 and was originally zoned “B-3” Business District and “Temp R-1” Temporary Single Family Residence District. In a 1986 case, the southern portion of the property was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning districts converted to the current “C-3” General Commercial and “I-1” General Industrial District, respectively.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the development.

Adjacent Base Zoning and Land Uses

Direction: North, South and East

Current Base Zoning: “MF-25”, “MF-33”, “C-3”, “C-2”

Current Land Uses: Apartments, undeveloped land, retail center

Direction: West

Current Base Zoning: “RM-4”, “C-3”

Current Land Uses: Single-family residences, fire station

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

Transportation

Thoroughfare: Waters Edge Drive and Horal Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 618, which operates along Cable Ranch Road with a bus stop west of the subject property.

Traffic Impact: A traffic engineer must be present at the zoning commission meeting. A Traffic Impact Analysis (TIA) is required because traffic generated by the proposed development does exceed the threshold requirements. The (TIA) study may be deferred until the platting or permitting stage of development.

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The rezoning application generally refers to proposed office use. Therefore, staff cannot calculate the parking requirement at this time. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2NA” Commercial Nonalcoholic Sales District is consistent with the adopted land use designation.

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 request is consistent with the surrounding established pattern of development in the area.

3. Suitability as Presently Zoned:

The existing split zoning of “C-3” and “I-1” is not consistent with the future land use plan. The existing industrial zoning district does not typically allow retail or service uses; therefore, the existing split-zoning may make new development unlikely or difficult.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to this zoning change request. Should the property be used for the industrial uses permitted in the existing zoning district, public health, safety and welfare could be at risk because of the subject property’s proximity to residential uses.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 10.243 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

The “C-2” Commercial District allows general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining. The “NA” designation prohibits the sale of alcoholic beverages.



Zoning Case Notification Plan

Case Z-2014-135

Council District: 5

School District: Edgewood I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 08133 - BLOCK 000 - LOT 034

Legend

- Subject Properties ——— (0.206 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
(04/22/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014135
Hearing Date: May 6, 2014
Property Owner: Francisco Barrera
Applicant: Francisco Barrera
Representative: Francisco Barrera
Location: 1303, 1307 and 1309 Castroville Road
Legal Description: Lot 34, NCB 8133
Total Acreage: 0.2066
City Council District: 5
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned "JJ" Commercial District. In a 1990 city-initiated large-area case, the property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-3R" General Commercial Restrictive Alcoholic Sales District. In a 2009 city-initiated large-area case, the property was rezoned to the current "O-1" Office District.

The property was platted into its current configuration in 1965 and is developed with a 4,550 square foot commercial building constructed in 1986.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: East, West

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

Current Land Uses: Retail Center, Auto Repair, Gas Station

Direction: South

Current Base Zoning: "C-2NA", "O-1", "R-6", "MF-33"

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

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

Transportation

Thoroughfare: Castroville Road

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

Proposed Changes: None known

Thoroughfare: Coronado Avenue and Balboa Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 68 and 268, which operate along Castroville Road in the vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by the type of use and building size. The zoning application refers to proposed "retail uses"; therefore, staff cannot calculate the required parking at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is designated as General Urban Tier in the future land use component of the plan. The proposed “C-2” base zoning district 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 area around the property is a mix of commercial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The current zoning designation is not consistent with the adopted future land use plan. The requested “C-2” zoning designation is consistent with the plan, and is consistent with the zoning along Castroville Road.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No new construction is proposed.

5. Public Policy:

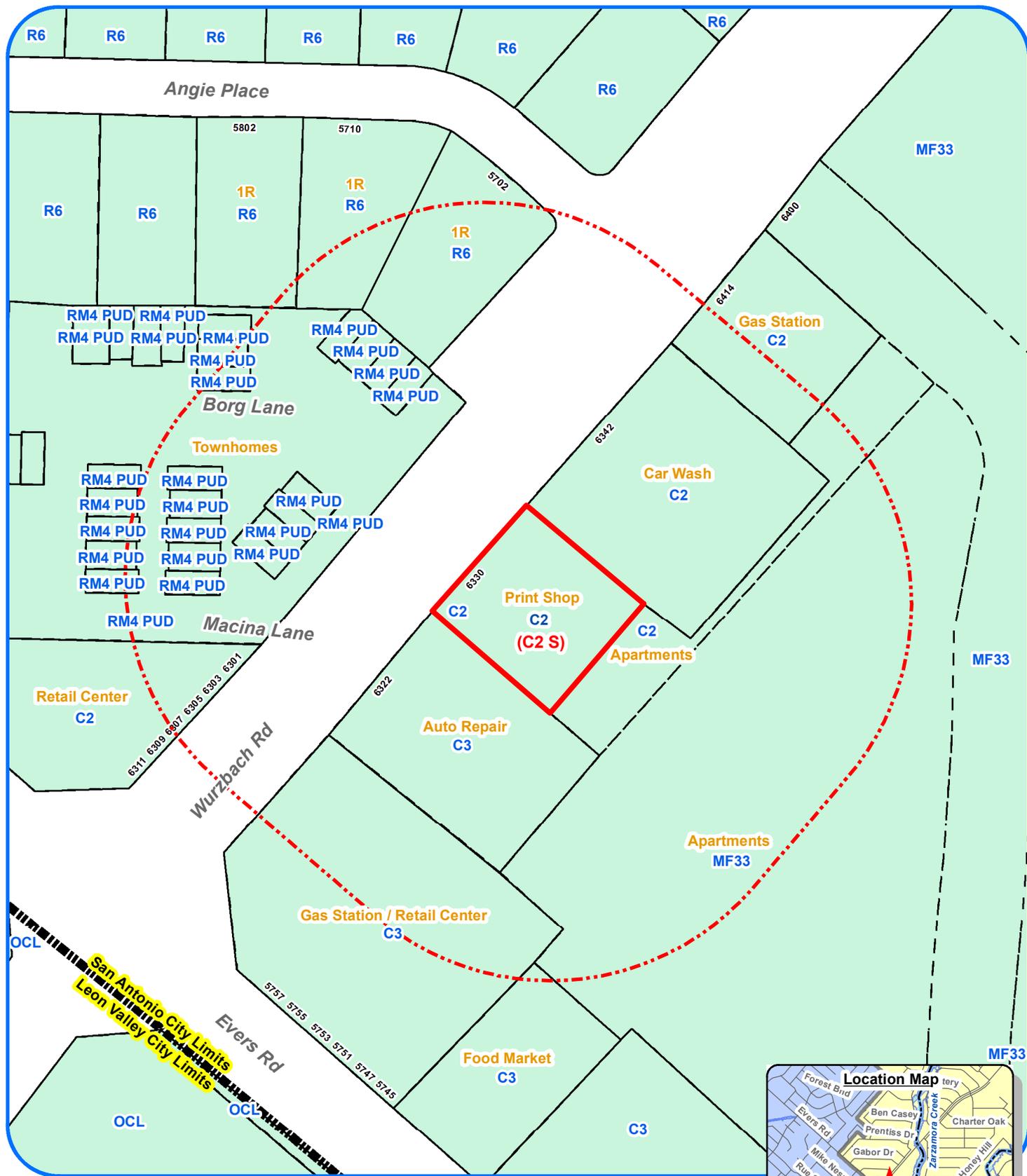
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.2066 acres in size, which should reasonably accommodate the uses permitted in the “C-2” base zoning district and required parking. The size of the lot will serve to limit the intensity of future retail uses.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-137

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 15650 - BLOCK 001 - LOT 015

Legend

- Subject Properties (0.253 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R 1R



Development Services Dept
 City of San Antonio
 (04/23/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014137 S

Hearing Date: May 6, 2014

Property Owner: Crigler Investments, LP (by Michael Evans and Erma Evans, Partners)

Applicant: Mike Evans

Representative: Mike Evans

Location: 6330 Wurzbach Road

Legal Description: Lot 15, Block 1, NCB 15650

Total Acreage: 0.253

City Council District: 7

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution

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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Jefferson Heights Neighborhood Association

Planning Team: 35 – North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject was annexed in 1972, and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

The property was plated into its current configuration in 1977, and is currently developed with a 1,679 square foot commercial building that was constructed in 1977. The rezoning request is meant to allow a specified financial institution on the site.

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

Adjacent Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: "RM-4 PUD", "R-6", "C-2", and "MF-33"

Current Land Uses: Apartments, Single-Family Residences, Car Wash, Gas Station

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Auto Repair, Gas Station, Food Market

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: Wurzbach Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 534, which operates along Wurzbach Road in the vicinity of the subject property.

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

Parking Information: Off-street parking vehicle requirements are typically determined by the type of use and building size. The application refers to a proposed Specified Financial Institution, but the Unified Development Code does not include parking standards for this use. The closest listing similar to a Specified Financial Institution is a Loan Office.

Loan Office- Minimum parking requirement: 1 space per 1,000 square feet of Gross Floor Area; Maximum parking requirement: 1 space per 200 square feet Gross Floor Area.

The requisite Specific Use Authorization site plan indicates 6 parking spaces, which exceed the minimum parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is designated as General Urban Tier in the future land use component of the plan. This zoning request does not propose to change the current "C-2" 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 uses and zoning districts, including single-family residential, multi-family residential, and commercial.

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:

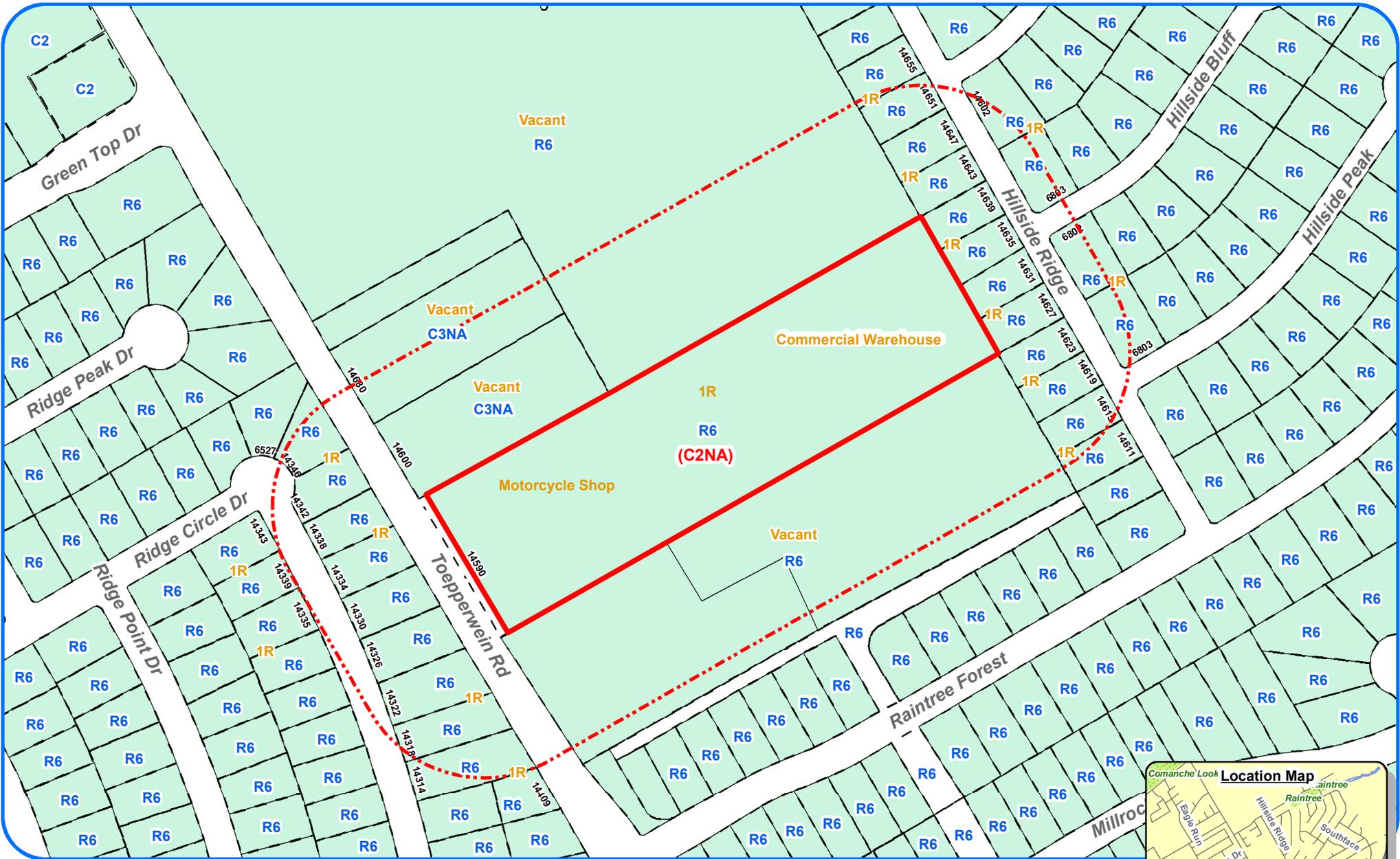
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.253 acres in size, which should reasonably accommodate the proposed use as a Specified Financial Institution.

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.



Zoning Case Notification Plan

Case Z-2014-140

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 16587 - BLK 024 - LOT 001

- Legend**
- Subject Properties (4.589 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



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

Development Services Dept
 City of San Antonio
 (04/23/2014 - R.Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014140
Hearing Date: May 6, 2014
Property Owner: Christina Anyel
Applicant: Christina Anyel
Representative: Christina Anyel
Location: 14590 Toepperwein Road
Legal Description: Lot 1, Block 24, NCB 16587
Total Acreage: 4.589
City Council District: 10
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales 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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014 in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 39

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1994 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1995 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 “R-6” Residential Single-Family District. The subject property is currently developed with multiple structures. According to the Bexar Appraisal District, the property has a residential structure measuring 392 square feet that was built in 1941. In 1989, a 522 square foot detached garage was constructed. Another 2,000 square foot residential structure with an attached 3,000 square foot garage was built in 2012. A detached 800 square foot garage was also built in 2012. An equipment shed measuring 1,800 square feet was built in 1970. Another equipment shed measuring 4,800 square feet was built in 2011.

The applicant is requesting a zoning change in order to bring the existing motorcycle shop into compliance with zoning.

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” and “R-6”

Current Land Uses: Vacant Land

Direction: South, East and West

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land and Single-Family Residences

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

Transportation

Thoroughfare: Toepperwein Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 641 line, which operates along Toepperwein and Prime Time.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The rezoning application refers to a motorcycle shop that will specialize in tire repair, oil, lube and tune ups. The UDC does not list parking requirements specifically for motorcycle tire repair or motorcycle oil, lube and tune ups. Motorcycles would be classified under the same category as auto and light trucks.

Auto and Light Truck – oil, lube and tune up - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building. Maximum Parking Requirement: 1 space per 375 square feet of GFA of sales and service building.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The requested "C-2NA" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares. Toepperwein Road is designated as a major arterial on the Major Thoroughfare Plan; therefore, it is reasonable to expect commercial development in the area.

3. Suitability as Presently Zoned:

Both the current "R-6" Residential Single-Family District and proposed "C-2NA" Commercial Nonalcoholic Sales District are consistent with the North Sector Plan land use designation. However, the property's location along a major arterial makes future residential development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The purpose of landscaping, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the community.

5. Public Policy:

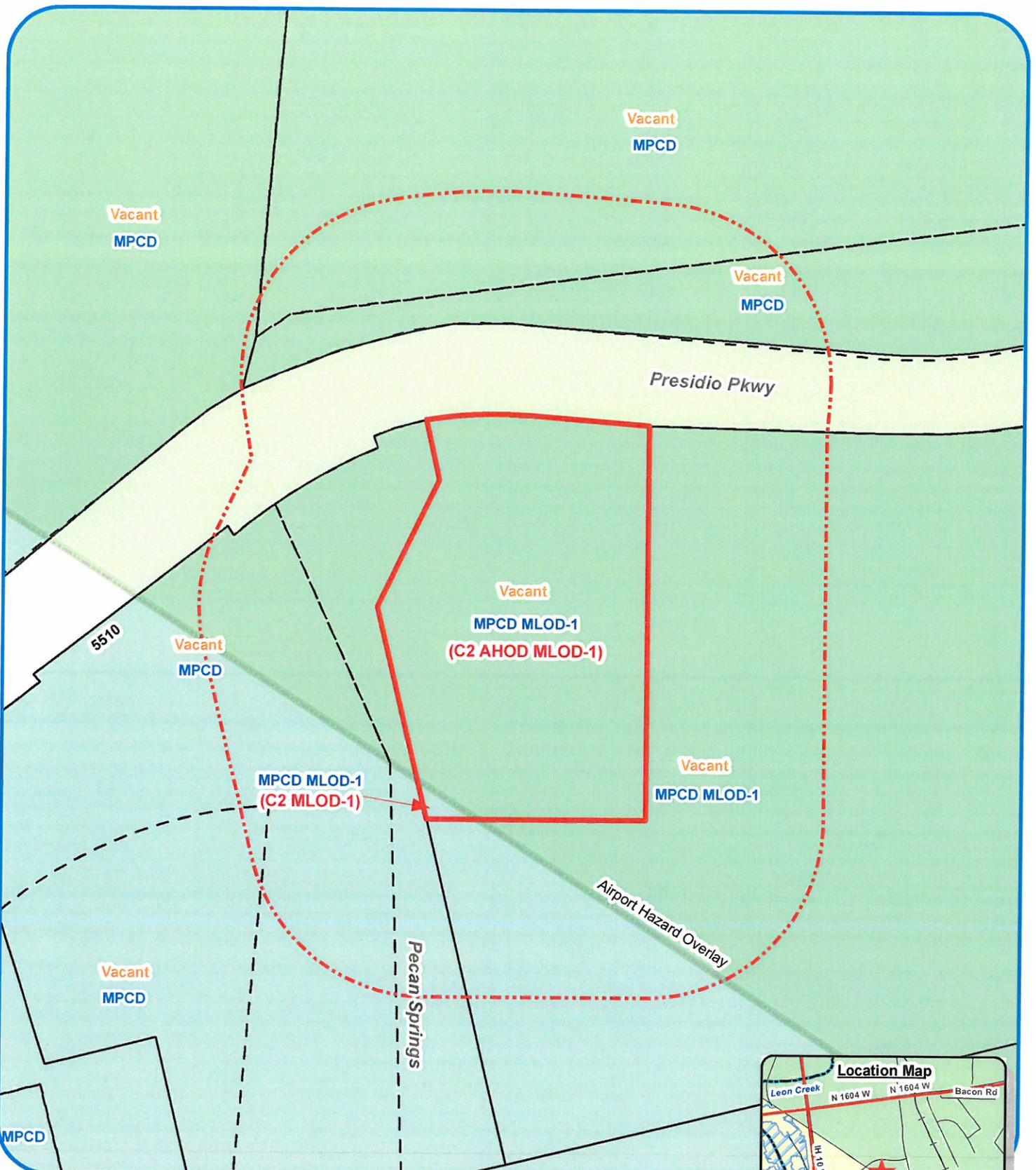
The request does not appear to conflict with any established public policy objective. The requested base zoning district is consistent with the adopted land use plan.

6. Size of Tract:

The 4 acre tract is of sufficient size to accommodate uses permitted in the "C-2" district, along with any required parking. The size of any new development will be limited by the parking, building setback, and landscape buffer requirements.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-141

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 15825 - BLOCK 000 - LOT P-1G, P-2F, P-10G (A Portion of the 5500 block of Presidio Pkwy.)

Legend	
Subject Properties	(2.768 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
 (04/28/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014141

Hearing Date: May 6, 2014

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

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

Representative: Brown & Ortiz, P. C.

Location: A portion of the 5500 Block of Presidio Parkway

Legal Description: 2.768 acres out of NCB 15825

Total Acreage: 2.768

City Council District: 8

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-2 MLOD-1" Commercial 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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-39

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "I-1" Light Industry District. The subject property and surrounding acreage has been through numerous rezoning cases since annexation. The most recent case was in 2012, when the property was rezoned to "MPCD" Master Planned Community District. The subject property is not platted in its current configuration and is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North, south and east

Current Base Zoning: "MPCD"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "MPCD"

Current Land Uses: Vacant and hospital

Overlay and Special District Information: Much of the subject property and surrounding properties to the north and east 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: Presidio Parkway

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

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for a nursing facility are determined by the number of beds.

Minimum requirement: 0.3 of a space per bed

Maximum allowance: 1 space per bed

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is being developed for a wide range of uses including a hospital, apartment complexes, restaurants and single-family residences.

3. Suitability as Presently Zoned:

The surrounding area is zoned for a Master Planned Community District Plan which consists of a mixture of residential and commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

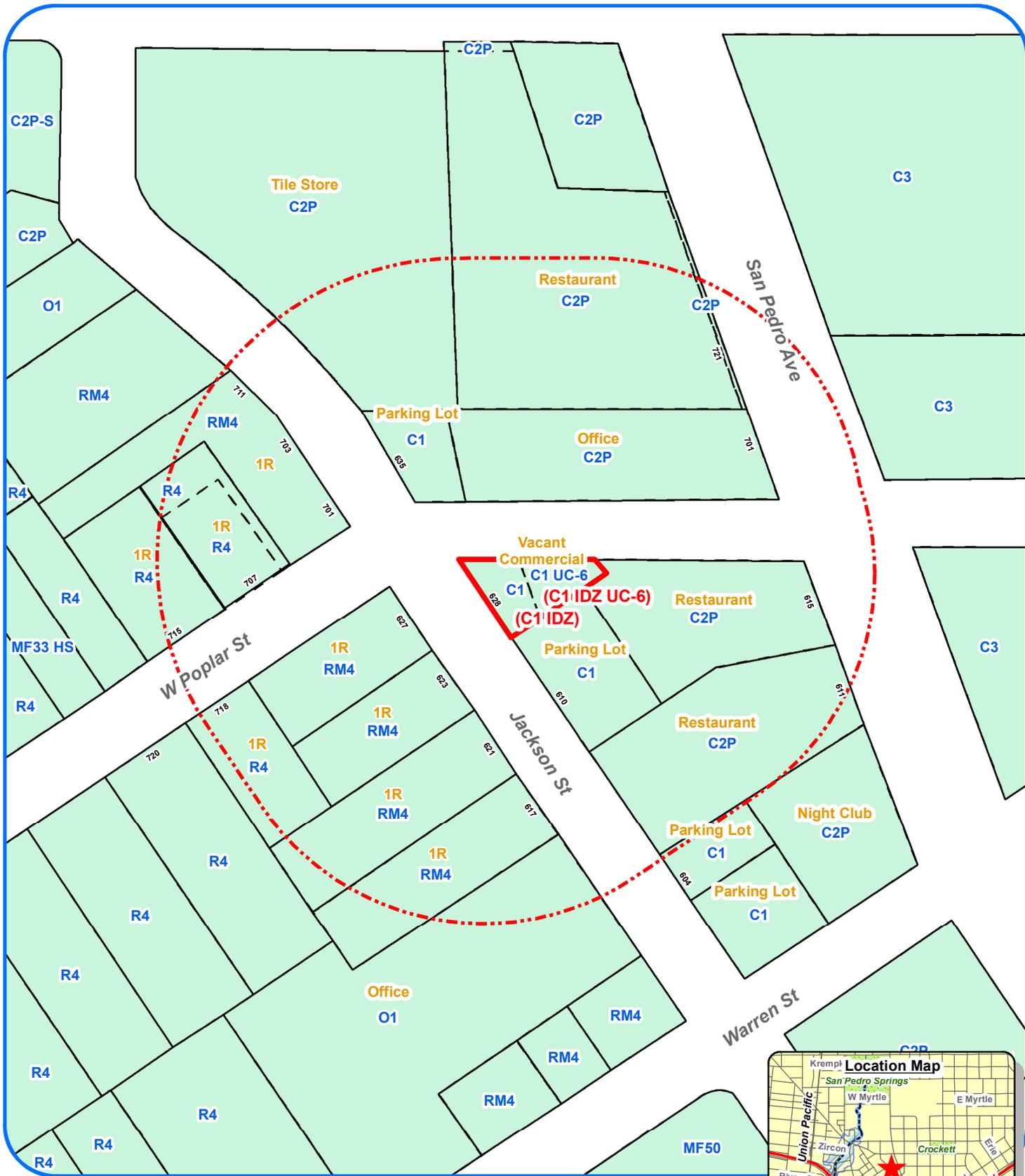
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.768 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district 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 Garrison Commander did not review the zoning request because the tract is less than 10 acres in size, does not abut the military installation, and is located south of Loop 1604.



Zoning Case Notification Plan

Case Z-2014-142

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 00758 - BLOCK 011 - LOT N IRR 69.5 FT OF 5

Legend	
Subject Properties	0.082 Acres
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Area)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (04/28/2014 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014142
Hearing Date: May 6, 2014
Property Owner: Samuel Asvestas
Applicant: Samuel Asvestas
Representative: Stephen Reyna
Location: 628 Jackson Street
Legal Description: 0.082 of an acre out of Lot 11, NCB 758 (also known as 0.082 of an acre out of Lot 5 or A7, Block 11, NCB 758)
Total Acreage: 0.082
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-1 UC-6 AHOD" Light Commercial San Pedro Urban Corridor Airport Hazard Overlay District

Requested Zoning: "C-1 IDZ AHOD" Light Commercial Infill Development Zone Airport Hazard Overlay District and "C-1 IDZ UC-6 AHOD" Light Commercial Infill Development Zone San Pedro Urban Corridor 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 April 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on April 23, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 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: Five Points Owners Association

Planning Team: Five Points Neighborhood Plan-21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2003 case, the property was rezoned to "C-1" Light Commercial District. The property is not platted. The subject property is developed as a commercial structure that was built in 1945.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Tile store, parking lot, restaurant and professional office

Direction: South

Current Base Zoning: "C-2 P", "C-1", "O-1" and "RM-4"

Current Land Uses: Restaurant, parking lot, night club, professional office and single-family residential

Direction: East

Current Base Zoning: "C-2 P"

Current Land Uses: Restaurant

Direction: West

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

Current Land Uses: Single-family residential

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

Transportation

Thoroughfare: West Poplar Street

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

Proposed Changes: None known

Thoroughfare: Jackson Street

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

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type B 70'-120'; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 3, 4, 95, 96, 97, 204, 289 and 296 operate along San Pedro Avenue, West Cypress Street and Warren Street with multiple stops north, south and east of the subject property.

Traffic Impact: The Traffic Impact Analysis (TIA) has been waived for the following reasons: Infill Development Zone (IDZ) District is exempt from the requirement.

Parking Information: Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Five Points Neighborhood Plan, and is currently designated as “Community Commercial” in the Future Land Use Plan. The zoning request is consistent with the 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. Approval of the “IDZ” overlay district will allow this small, under-utilized property to be developed with a viable commercial use.

3. Suitability as Presently Zoned:

Staff finds the requested zoning appropriate for the subject property as it conforms to the future land use designation. This neighborhood is in the process of revitalization and by rezoning this property to “C-1 IDZ” it will only encourage and promote the revitalization goals the Future Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any 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 0.082 of an acre in size, which should be able to reasonably accommodate the uses permitted in the “C-1” district with the flexibility provided by the “IDZ” overlay district.

7. Other Factors:

This proposal is consistent with the emerging development pattern within the Five Points Neighborhood which has several recently designated “IDZ” properties with a mix of uses.