

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, November 19, 2013**  
**12:45 PM**

### ZONING COMMISSIONERS

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

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for November 19, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of November 5, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014020 (Council District 8) – WITHDRAWN:** A request for a change in zoning from “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on Lots 1 and 2, Block 5, NCB 17000 on a portion of the 13300 Block of Northwest Military Highway.
7. **ZONING CASE NUMBER Z2013204 CD (Council District 1) – WITHDRAWN:** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “R-6 CD NCD-5 AHOD” Residential Single Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on Lots 38 & 39, Block 22, NCB 6421; 613 West Hollywood Boulevard.
8. **ZONING CASE NUMBER Z2013212 CD (Council District 7) – POSTPONED:** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650; 6342 Wurzbach Road.
9. **ZONING CASE NUMBER Z2013208 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 20.79 acres out of NCB 11156; A portion of the 12100 Block of Southeast Loop 410.

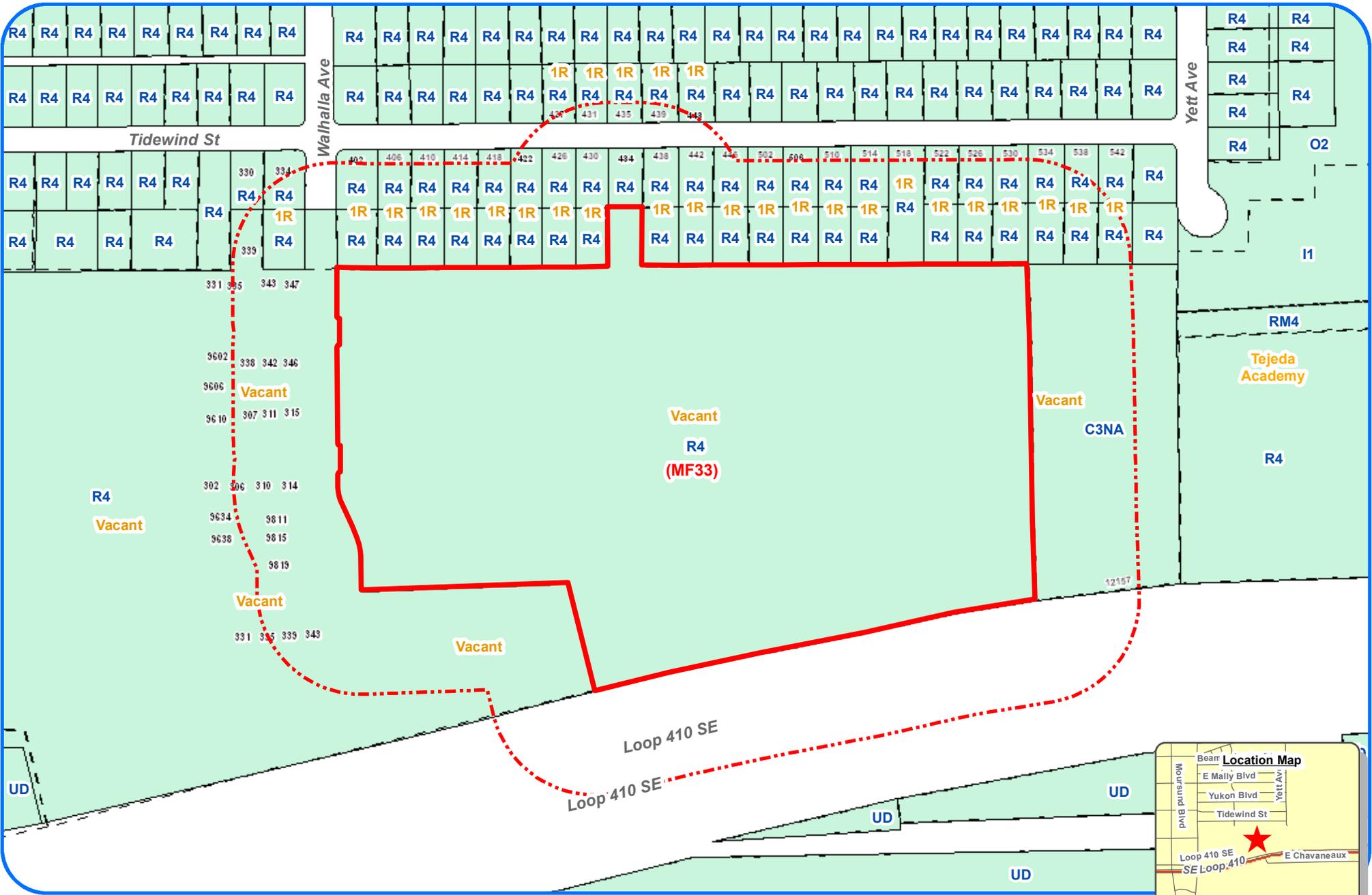
10. **ZONING CASE NUMBER Z2014004 CD (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 2, Block 2, NCB 9851; 107 Fernleaf Avenue.
11. **ZONING CASE NUMBER Z2013210 S ERZD (Council District 9):** A request for a change in zoning from “C-3 ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “C-3 S ERZD MLOD-1” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Transit Park & Ride on Lots 1, 2, 3, 4, 5 and 6, Block 25, NCB 19219 save and except that portion conveyed to the State of Texas in Volume 11133, Page 1477, Deed Records, Bexar County, Texas; 20914 and 20930 Stone Oak Parkway, and 22021, 22061, 22111 and 22151 North US Highway 281.
12. **ZONING CASE NUMBER Z2014009 ERZD (Council District 8):** A request for a change in zoning from “C-3R ERZD MLOD-1” General Commercial Restrictive Alcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District to “MF-25 ERZD MLOD-1” Low Density Multi-Family Edwards Recharge Zone Camp Bullis Military Overlay District on Lot 7, Block 7, NCB 17627; A portion of 3838 Lockhill-Selma Road and the 4100 Block of Texas Elm.
13. **ZONING CASE NUMBER Z2013209 (Council District 4):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.2 of an acre out of NCB 11167; A portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway.
14. **ZONING CASE NUMBER Z2014005 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 S AHOD” Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 14, NCB 15628; 5323 Hillburn Drive.
15. **ZONING CASE NUMBER Z2014010 (Council District 1):** A request for a change in zoning from “C-3NA CD UC-4 AHOD” General Commercial Nonalcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for outside storage of equipment & materials to “IDZ UC-4 AHOD” Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Low Density Multi-Family District on Lots 1 and 2, Block 1, NCB 6789, save and except that portion conveyed in Volume 12369, Page 1060, Deed Records, Bexar County, Texas; A portion of the 2100 Block of North St. Mary's Street.
16. **ZONING CASE NUMBER Z2014011 HL (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 HL AHOD” Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 20, Block 7, NCB 13724; 4006 Shady Oak.
17. **ZONING CASE NUMBER Z2014013 (Council District 1):** A request for a change in zoning from “C-3R H HS AHOD” Historic Significant General Commercial Restrictive Alcoholic Sales Lavaca Historic Airport Hazard Overlay District to “C-2 IDZ H HS AHOD” Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District on 0.0653 of an acre out of Lot 15, NCB 903; 727 South Alamo Street.
18. **ZONING CASE NUMBER Z2014014 (Council District 9):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 8, Block 3, NCB 13607; 110 West Rhapsody.

19. **ZONING CASE NUMBER Z2014015 (Council District 10):** A request for a change in zoning from “MH AHOD” Manufactured Housing Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 30, Block 1, NCB 15911; A portion of the 11600 Block of Crosswinds Way.
20. **ZONING CASE NUMBER Z2014017 (Council District 4):** A request for a change in zoning from “UD AHOD” Urban Development Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098. Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass.
21. **ZONING CASE NUMBER Z2014018 (Council District 1):** A request for a change in zoning from “C-2NA H AHOD” Commercial Nonalcoholic Sales King William Historic Airport Hazard Overlay District to “C-2 IDZ H AHOD” Commercial Infill Development Zone King William Historic Airport Hazard Overlay District on 0.444 of an acre out of Block 1, NCB 738; 809 South St. Mary's Street and 116 Madison Street.
22. **ZONING CASE NUMBER Z2014021 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 23, NCB 9503; 2530 Southwest Military Drive.
23. **ZONING CASE NUMBER Z2014022 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lots 18 & 19, Block 1, NCB 3176; 1336 Rigsby Avenue.
24. **ZONING CASE NUMBER Z2014023 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 108 D, NCB 11186; A portion of the 2400 and 2500 Blocks of Navajo Street.
25. **ZONING CASE NUMBER Z2014024 (Council District 10):** A request for a change in zoning from “R-5 AHOD” Residential Single Family Airport Hazard Overlay District to “O-1 AHOD” Office Airport Hazard Overlay District on Lots 2 and 3, NCB 11889; 363 and 365 East Terra Alta.
26. **CASE NUMBER Z2014040 (Council District 8):** A request to amend Ordinance 73082 to remove the condition imposing a 1-foot non-access easement along George Road on Lots 1 and 2, Block 5, NCB 17000; A portion of the 13300 Block of Northwest Military Highway.
27. Briefing on Eastern Triangle Comprehensive Rezoning.
28. **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.

29. **ADJOURNMENT.**

**Accessibility Statement**

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



**Zoning Case Notification Plan**

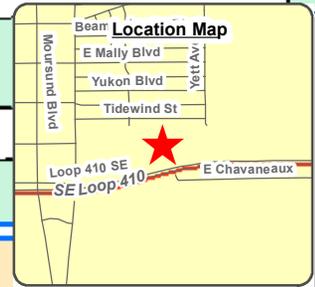
**Case Z-2013-208**

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

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

**Legend**

- Subject Properties (20.790 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (10/1/2013 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013208

Hearing Date: November 19, 2013

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

Applicant: Marsha Normand

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

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

Legal Description: 20.79 acres out of NCB 11156

Total Acreage: 20.79

City Council District: 3

Case Manager: Ernest Brown, Planner

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

### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 27, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 2, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 54

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 14 – Stinson Airport Vicinity Land Use Plan

**Applicable Agencies:** City of San Antonio Aviation Department

## Property Details

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

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

## Adjacent Zoning and Land Uses

**Direction:** West

**Current Base Zoning:** “R-4”

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

**Direction:** North

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Undeveloped Land

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

## Transportation

**Thoroughfare:** Loop 410

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

**Proposed Changes:** None known

**Thoroughfare:** Walhalla Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Tidewind Street

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

**Proposed Changes:** None known

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

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

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

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

### **1. Consistency:**

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

### **2. Adverse Impacts on Neighboring Lands:**

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

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

### **3. Suitability as Presently Zoned:**

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

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

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

### **7. Other Factors:**

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



## Zoning Case Notification Plan

### Case Z-2014-004

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 09851 - BLOCK 002 - LOT 002

#### Legend

- Subject Properties ——— (0.137 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(10/25/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014004 CD

Hearing Date: November 19, 2013

Property Owner: Jimmy Kopeck

Applicant: Jimmy Kopeck

Representative: Jimmy Kopeck

Location: 107 Fernleaf Avenue

Legal Description: Lot 2, Block 2, NCB 9851

Total Acreage: 0.1377

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the November 5, 2013 public hearing.

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#### **Proposed Zoning Change**

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

**Requested Zoning:** "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 18, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 23, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 36

**Neighborhood Associations:** Quintana Community Neighborhood Association

**Planning Team Members:** 33-Kelly/South San PUEBLO Community Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in August of 1944 and was originally zoned “B” Residence District. In a 1977 City-initiated large-area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. There is an existing residential structure on the subject property that measures approximately 992 square feet and was constructed in 1951. The property is platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** All

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Dwellings

**Direction:** South (along Southwest Military Drive)

**Current Base Zoning:** “C-2”

**Current Land Uses:** Restaurant, duplexes and undeveloped land

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

## **Transportation**

**Thoroughfare:** Fernleaf Avenue

**Existing Character:** Local Street; 1 lane in each direction without sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Holder Avenue

**Existing Character:** Local Street; 1 lane in each direction without sidewalks

**Proposed Changes:** None known

**Public Transit:** The closest VIA bus lines are numbers 550 and 551 which operate along Southwest Military Drive, south of the subject site.

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

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

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

## **Staff Analysis and Recommendation: 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 Kelly/South San PUEBLO Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

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

### **3. Suitability as Presently Zoned:**

The current "R-6" Residential Single-Family District is appropriate for the subject property and surrounding area.

### **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.

### **5. Public Policy:**

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

### **6. Size of Tract:**

The subject site is 0.1377 acres in size, which should reasonably accommodate the proposed dwelling units and required parking.

### **7. Other Factors:**

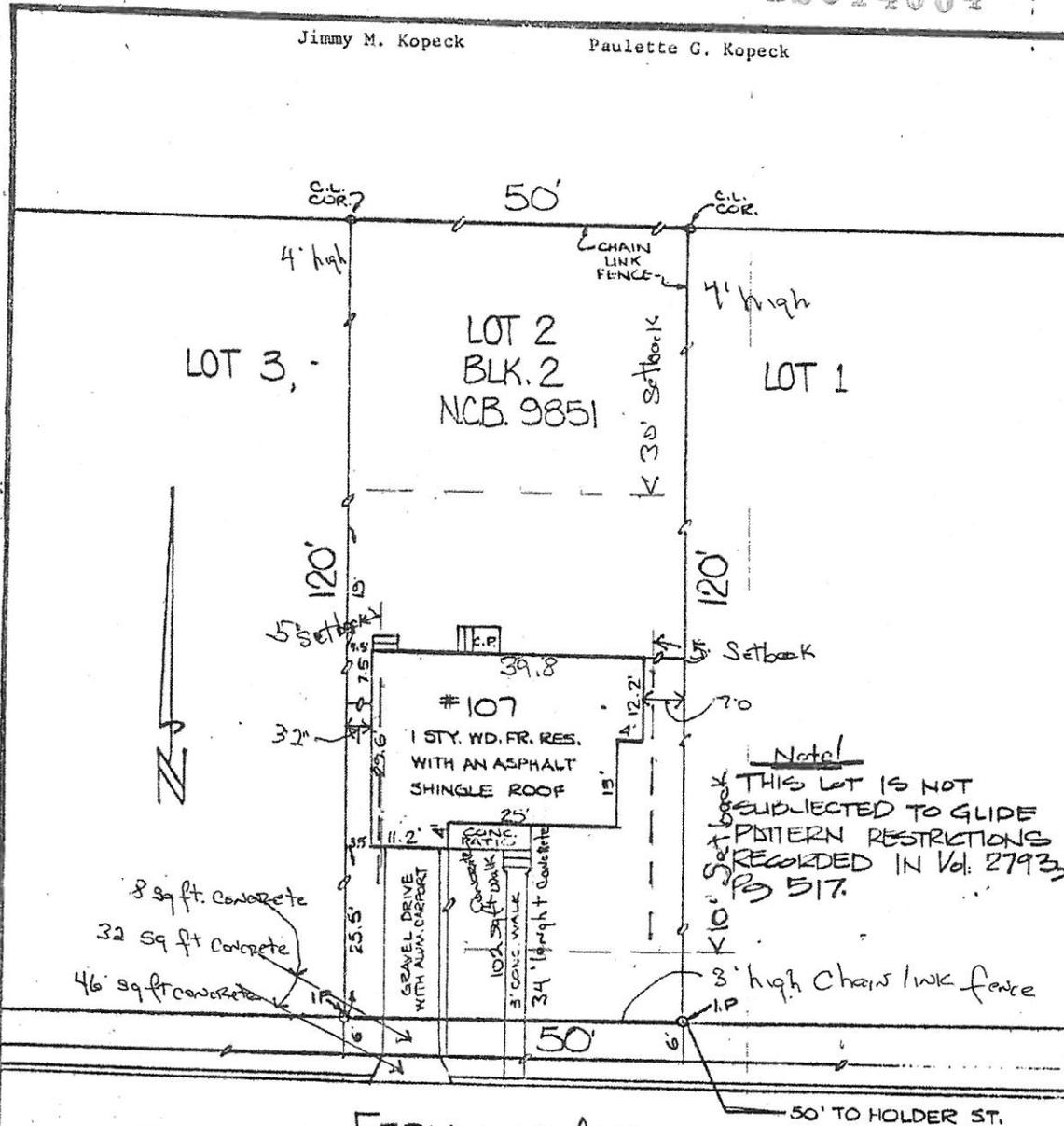
The applicant has applied for "R-6 CD" Residential Single-Family District with a Conditional Use for Two Dwelling Units in order to bring an existing duplex use into compliance. The subject property was originally built as a single-family dwelling under the "B" zoning district, which allowed for both single-family dwellings and duplexes. Although previous zoning allowed the current use, the existing duplex cannot be registered as a legal nonconforming use because the property owner cannot prove legal establishment or continuous use. While most of the properties in the immediate area have single-family zoning, there are several duplexes located along Southwest Military Drive, at the periphery of the neighborhood.

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

22014004

Jimmy M. Kopeck

Paulette G. Kopeck



### FERNLEAF AVE.

(50' R.O.W.)

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

### SURVEY PLAT OF

SCALE: 1"=20' [3' 10' 15' 20']

LOT 2 BLK 2 N.C.B. 9851

SUB'D. KELLY TERRACE ADDITION

VOL. 2805 PG. 95

ADDRESS 107 FERNLEAF AVE.

SAN ANTONIO, BEXAR CO., TEXAS

RES. -VOL. 2793, PG. 517



STATE OF TEXAS

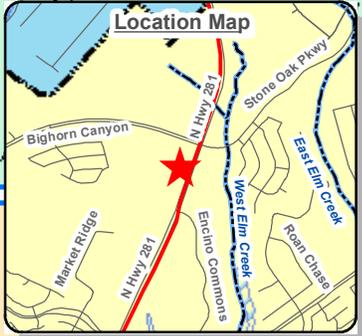
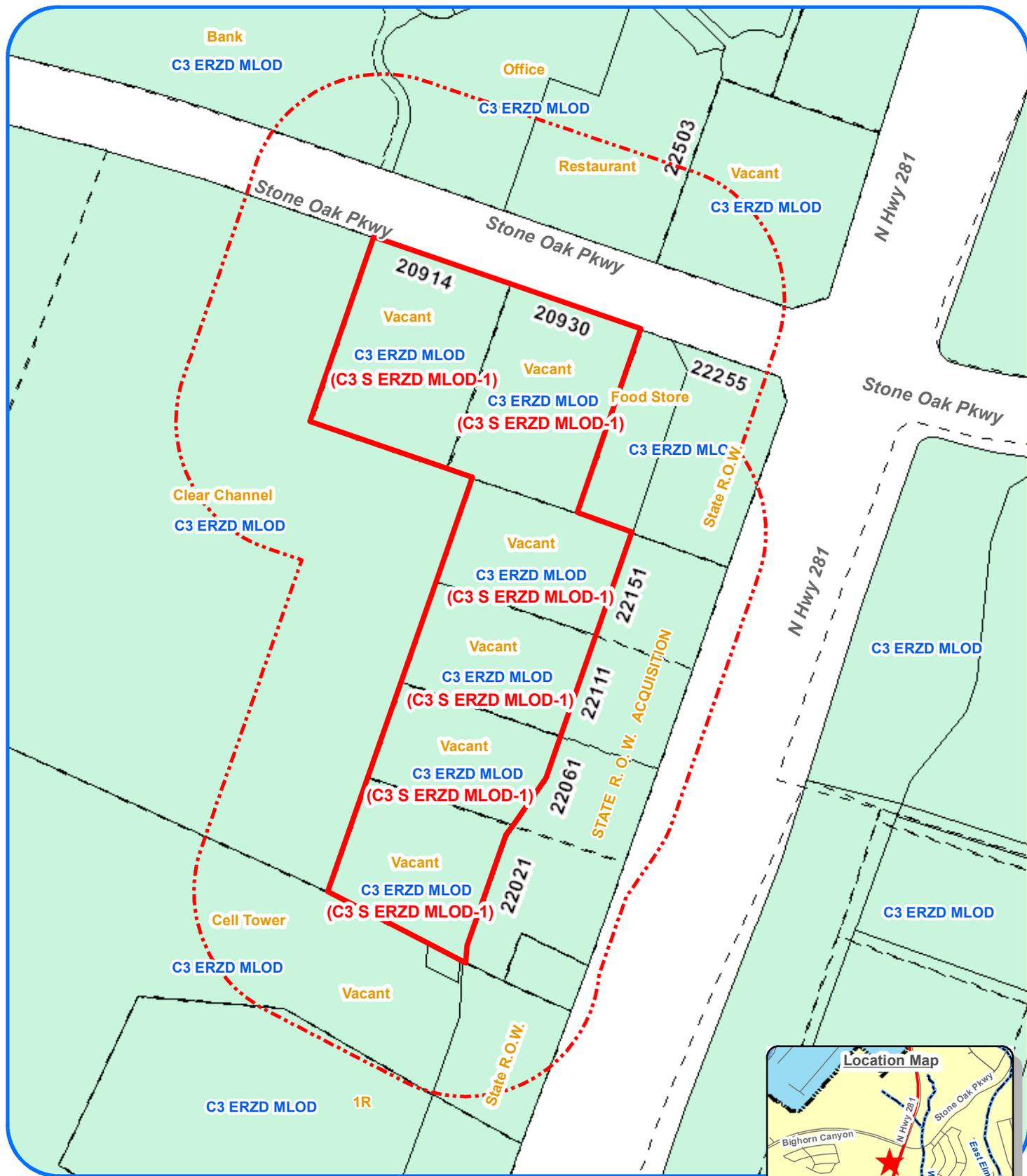
**VICTOR SEGUIN**  
 SURVEYING & MAPPING CO.  
 P.O. BOX 17241 (826-3671)  
 SAN ANTONIO, TEXAS 78217

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision, and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corner pins have been located as indicated above on the date shown on this plat.

This 15th day of MAR. 19 84 A.D.

Field Book Page Job No. 13744

SURVEY CATEGORY TYPE "1-A"



# Zoning Case Notification Plan

## Case Z-2013-210 S ERZD

Council District: 9  
 School District: North East I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 19219 - BLOCK 025 - LOT 1, 2, 3, 4, 5, 6

Legend	
Subject Properties	(6.565 Acres)
200' Notification Area	
Current Zoning	<b>TEXT</b>
Requested Zoning Change	<b>(TEXT)</b>
100-Year DFIRM Floodplain	
Single Family Residential	<b>1R</b>



Development Services Dept  
 City of San Antonio  
 (11/01/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013210 S ERZD

Hearing Date: November 19, 2013

Property Owner: VIA Metropolitan Transit (Brian D. Buchanan, Chief Development Officer)

Applicant: VIA Metropolitan Transit (Brian D. Buchanan, Chief Development Officer)

Representative: VIA Metropolitan Transit (Jeffrey S. Tondre, Manager of Engineering or Larry Mares, Project Manager III)

Location: 20914 and 20930 Stone Oak Parkway, and 22021, 22061, 22111 and 22151 North US Highway 281

Legal Description: Lots 1, 2, 3, 4, 5 and 6, Block 25, NCB 19219 save and except that portion conveyed to the State of Texas in Volume 11133, Page 1477, Deed Records, Bexar County, Texas

Total Acreage: 6.565

City Council District: 9

Case Manager: Pedro Vega, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Transit Park and Ride

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 21

**Neighborhood Associations:** None

**Planning Team Members:** 41-North Sector Plan

**Applicable Agencies:** The San Antonio Water System and The Camp Bullis Military Training Site

## **Property Details**

**Property History:** The subject property was annexed in December of 1977 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1998 case, the site was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The subject property consists of portions of six platted lots, but is not platted in its current configuration. The site is undeveloped.

**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:** All

**Current Base Zoning:** "C-3"

**Current Land Uses:** Vacant Land, Clear Channel, Shopping Center

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

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

## **Transportation**

**Thoroughfare:** Stone Oak Parkway

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

**Proposed Changes:** None known

**Thoroughfare:** North US Highway 281

**Existing Character:** Primary Arterial Type A Street; 3 lanes in each direction with a center median

**Proposed Changes:** None known

**Public Transit:** There are no public transit stops in the immediate vicinity of the subject property. The rezoning request is meant to allow a VIA Transit Park and Ride facility.

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

**Parking Information:** The UDC does not list parking requirements for publically operated transit facilities. The requisite Specific Use Authorization site plan shows 398 parking spaces, including both surface and structured parking 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 Regional Center in the Future Land Use component of the Plan. The “C-3” base zoning district is consistent with the adopted land use designation.

The Regional Center designation accommodates the most intense commercial uses and should be located at the intersection of expressways and major arterial thoroughfares.

### **2. Adverse Impacts on Neighboring Lands:**

The proposed zoning request and development will not have any adverse impact on the neighboring lands. The property is surrounded by “C-3” zoning.

### **3. Suitability as Presently Zoned:**

The existing “C-3” General Commercial District is appropriate for the area. The zoning request does not include a change to the base zoning district and commercial uses will continue to be permitted on the property.

The uses permitted in “C-3” are typically characterized as regional shopping centers, power centers that serve a regional customer base.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The proposed transit center will ensure sufficient future public transit service to the surrounding areas.

### **5. Public Policy:**

The request is consistent with the future land use component of the North Sector Plan, which is a component of the City’s Master Plan. Goal-Tran-3: While transit currently serves mainly the southern quadrants of the North Sector, current planning focuses on extending transit improvements to include new park and ride facilities, and opportunities for high occupancy corridors to provide another choice for commuters. The provision of enhanced buses, bus rapid transit (BRT) and internal circulator service to significant originations and destinations within the North Sector will also assist mobility in the area.

### **6. Size of Tract:**

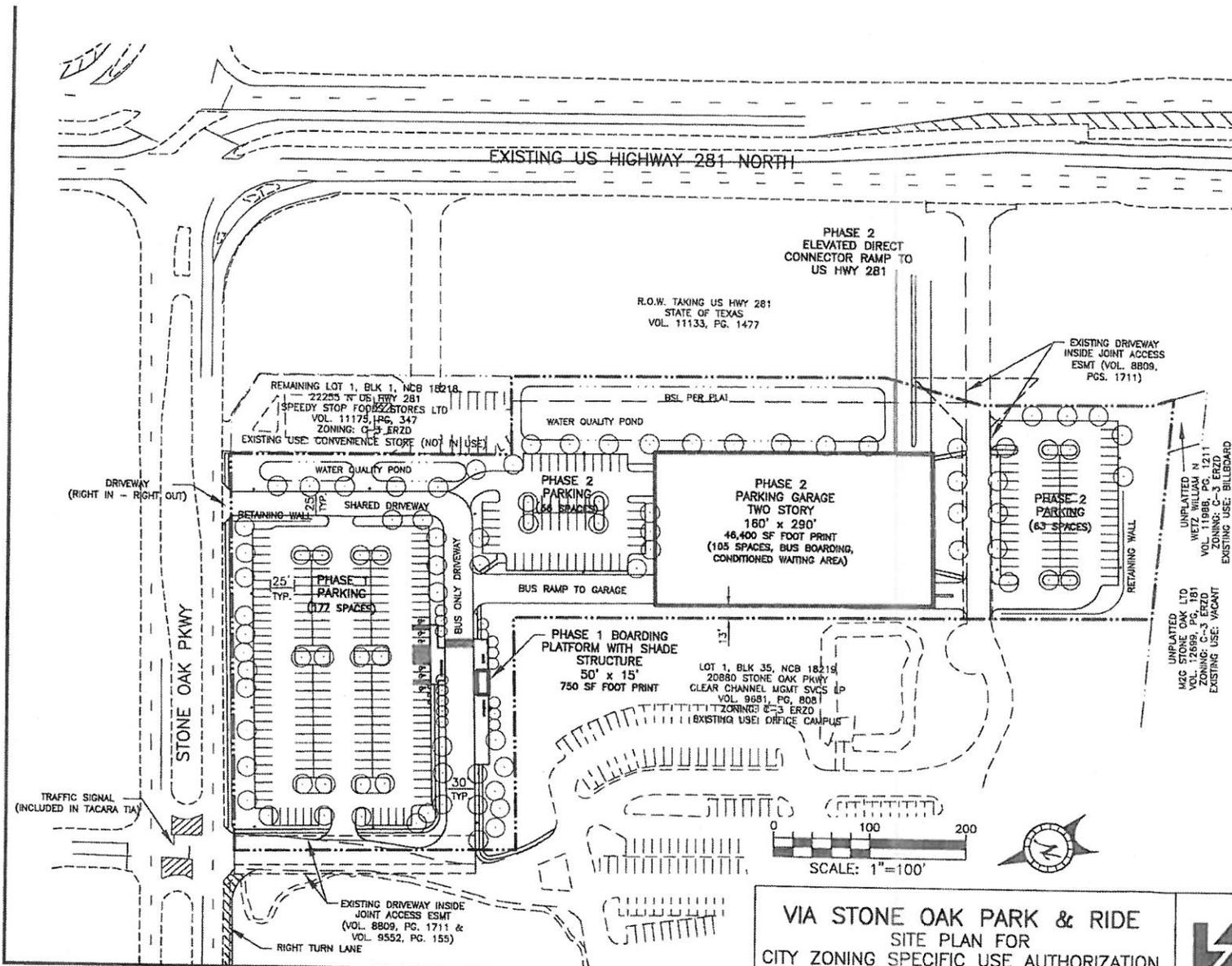
The 6.565-acre site appears to be of sufficient size to accommodate the proposed development, as shown on the Specific Use Authorization site plan.

### **7. Other Factors:**

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

The “ERZD” Edwards Recharge Zone overlay district does not permit a Transit Park and Ride by-right; rather such use may be authorized through the issuance of a Specific Use Authorization by City Council. Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

22013210



- LEGAL: LOTS 1, 2, 3, 4, 5 & 6. Block 25, N.C.B. 19219 (TO BE AMENDED TO ONE LOT)
- ZONING: C-3 ERZD
- EX USE: VACANT
- PROP USE: PUBLIC TRANSIT PARK & RIDE
- OWNERSHIP: VIA METROPOLITAN TRANSIT VOLUME \_\_\_\_\_ PG \_\_\_\_\_
- SETBACKS: PER TABLE 310-1 OF UDC  
 FRONT - N/A (SEE PLAT)  
 SIDE - N/A FOR ADJACENT ZONING C-3 (PER NOTE 2)  
 REAR - SIDE - N/A FOR ADJACENT ZONING C-3 (PER NOTE 2)
- BUFFERS: PER TABLE 510-1 OF UDC  
 NO BUFFER REQUIRED C-3 ZONING TO C-3 ZONING
- PARKING: 398 PROPOSED  
 TYP. 9' x 18'  
 20% COMPACT TYP. 8' x 16'

IMPERVIOUS COVER TABLE

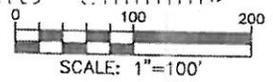
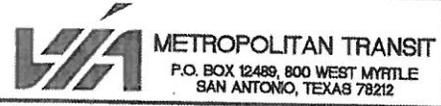
ITEM	AREA (SF)
SITE AREA	282,660 SF
PARKING GARAGE	45,400 SF
SHADE STRUCTURE	750 SF
PARKING & DRIVE AREA	125,326 SF
SIDEWALKS, PADS, MISC	6,607 SF
<b>TOTAL</b>	<b>178,083 SF</b>
PERCENT IMPERVIOUS	63 %

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CITY OF SAN ANTONIO ZONING PERMITTING REVIEW ONLY BY VIA METROPOLITAN TRANSIT UNDER THE AUTHORITY OF JEFFREY S. TONDRE, P.E. NO 85609 ON THE \_\_\_\_\_ DAY OF AUGUST, 2013. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTION.

JULY 18, 2013

VIA STONE OAK PARK & RIDE  
 SITE PLAN FOR  
 CITY ZONING SPECIFIC USE AUTHORIZATION



DEVELOPMENT SERVICES  
RECEIVED

**SAN ANTONIO WATER SYSTEM**  
**Interdepartmental Correspondence Sheet**

2013 OCT 30 PM 12: 36

**To:** Zoning Commission Members

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

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

**Subject:** Zoning Case Z2013210 (Special Use Authorization - SUA)

**Date:** October 29, 2013

**SUMMARY**

A request for a change in zoning has been made for an approximate 6.565-acre tract located on the city's north side. A change in zoning from **C-3 ERZD** to **C-3 ERZD Special Use Authorization (SUA) for Via Transit Park & Ride** is being requested by the applicant, Via Metropolitan Transit, by Via representative Mr. Jeffery S. Tondre, P.E., Manager of Engineering. The change in zoning has been requested to allow a Transit Park & Ride 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 recommendation section of this report.

**LOCATION**

The subject property is located in City Council District 9, near the intersection of Stone Oak Parkway and US Hwy 281 North. The property lies entirely within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from C-3 ERZD to C-3 ERZD with SUA to allow for the construction of a commercial transit park and ride development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

North of the property lies Stone Oak Parkway and commercial development. To the west is Clear Channel Communications. To the east is US Hwy 281 North. To the south of the property there is an undeveloped lot.

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 and approved by the TCEQ prior to the release of the building permit.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation on October 2, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by rock outcrops, thick soils, mature trees, grass and vegetation. The geologic assessment provided with the WPAP did not reveal any sensitive geologic features on this portion of the WPAP and staff's site visit confirmed no sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into West Elm Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the majority of the subject site is underlain by the Kirschberg Evaporite Member of the Kainer Formation of the Edwards Aquifer. A northeast-southwest trending fault line crosses the project dividing the Dolomitic and Kirschberg Evaporite Members within the Kainer Formation. The fault was not visible at the surface.

The Kirschberg Evaporite Member is one of the most porous and permeable subdivisions within the Kainer Formation and consists of highly altered crystalline limestone, chalky mudstone and chert interbedded with massive limestone beds. It is generally 50 to 60 feet thick in full section. This could not be confirmed due to existing native soil and vegetation.

The remaining north western portion of the site is within the Dolomitic member of the Kainer Formation and consists of mudstone to grainstone and crystalline limestone. It is generally 110 to 130 feet thick in full section. This could not be confirmed due to existing native soil and vegetation.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, or creeks 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 parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The applicant shall not exceed 63% impervious cover for the entire site.
2. There shall be no bus repair, maintenance, fueling or refueling done on-site.
3. Any abandoned wells located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
4. The land uses within the zoned areas 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. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Edwards Aquifer and Watershed Protection Division 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 Edwards Aquifer and Watershed Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural

Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.

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

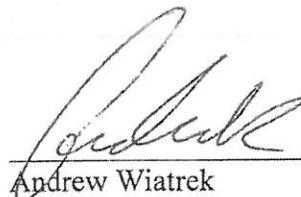
### General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System:
  - 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 Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
2. If a water quality basin is constructed on the property, the following is required:
  - A. Prior to the start of the basin construction, the owner will notify the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System at (210) 233-3522 to schedule a site inspection.
  - B. After basin construction is complete and prior to the start of business, the owner will notify the Edwards Aquifer and Watershed Protection Division of SAWS at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Edwards Aquifer and Watershed Protection Division of San Antonio Water System.
  - C. If the basin fails to drain properly, the owner will notify the Construction Monitoring Division of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Edwards Aquifer and Watershed Protection Division.

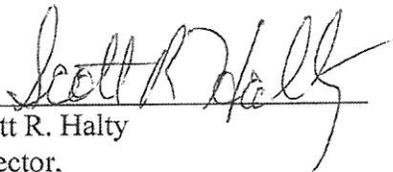
3. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
4. The Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:

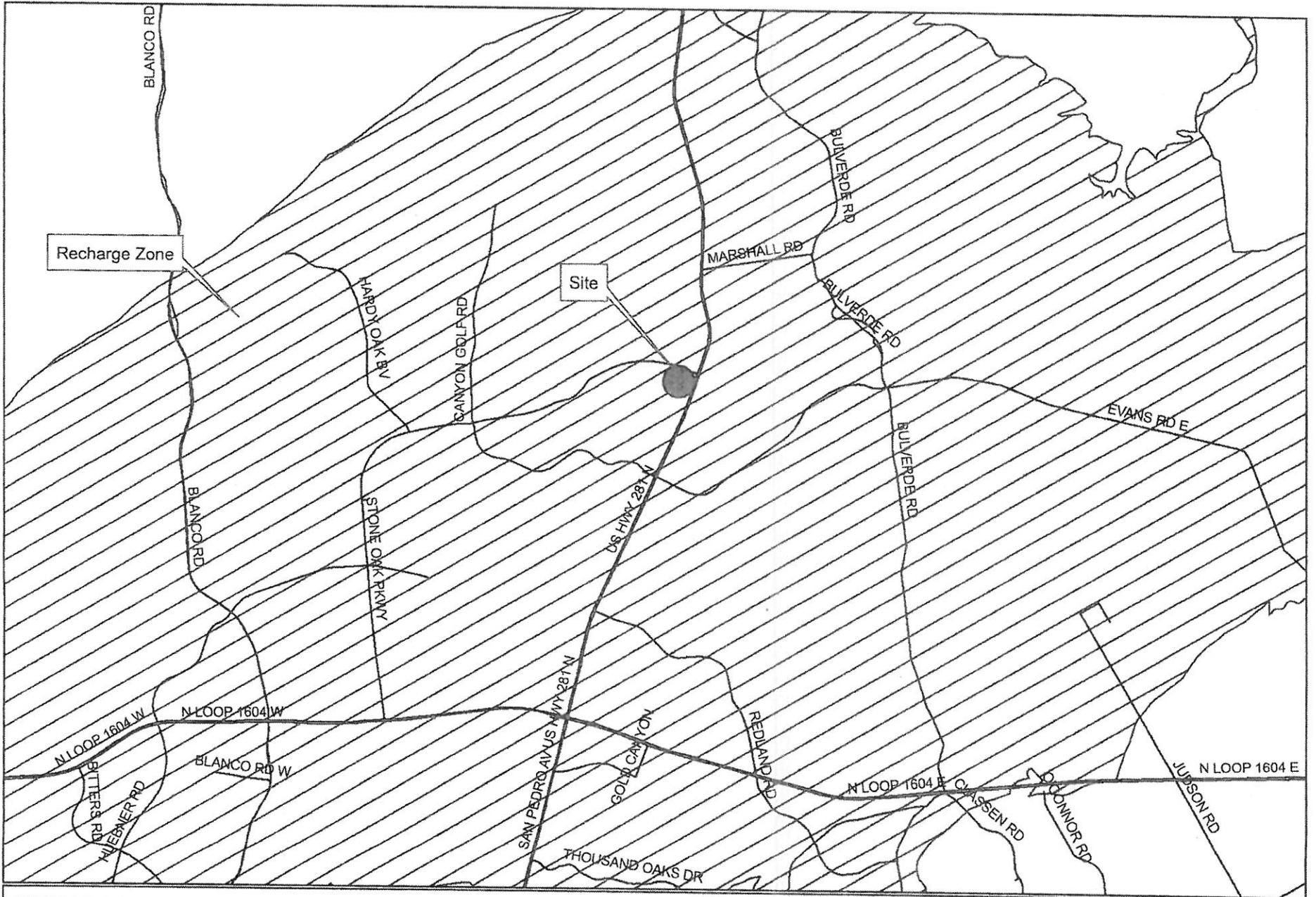


Andrew Wiatrek  
Manager  
Resource Protection & Compliance Division



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

SRH:pmg

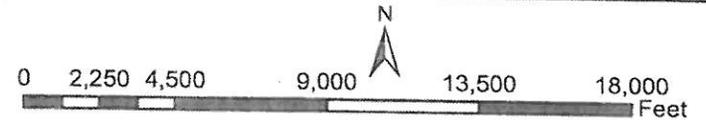


ZONING CASE: Z2013210  
 VIA TRANSIT PARK & RIDE

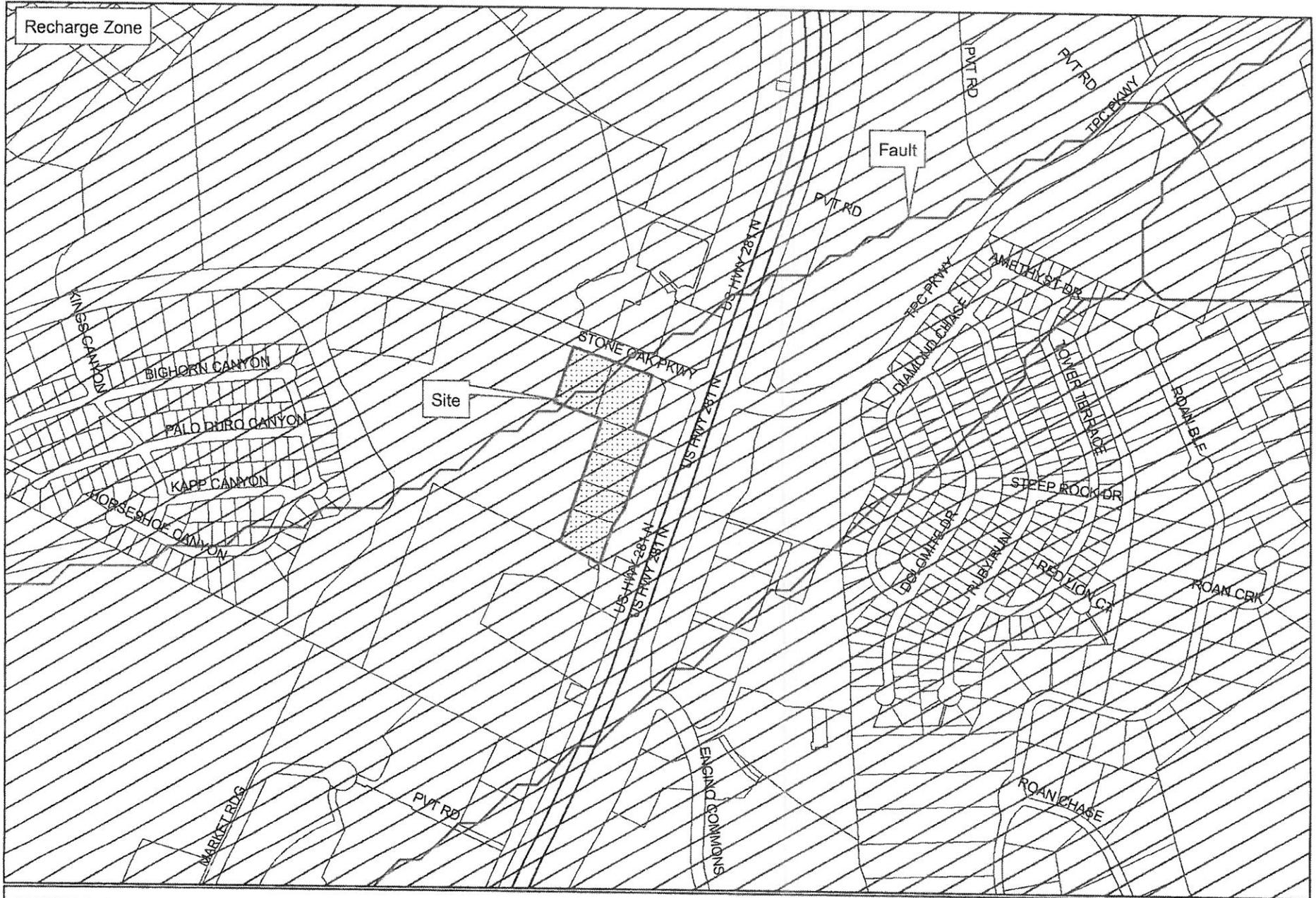
FIGURE 1

Map Page & Grid: 483 D4 & D5

Map Prepared by Aquifer Protection and Evaluation 10/25/2013 PMG



1 in = 5,208 feet

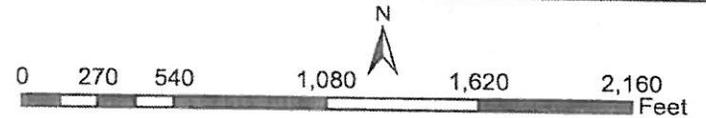


ZONING CASE: Z2013210  
 VIA TRANSIT PARK & RIDE

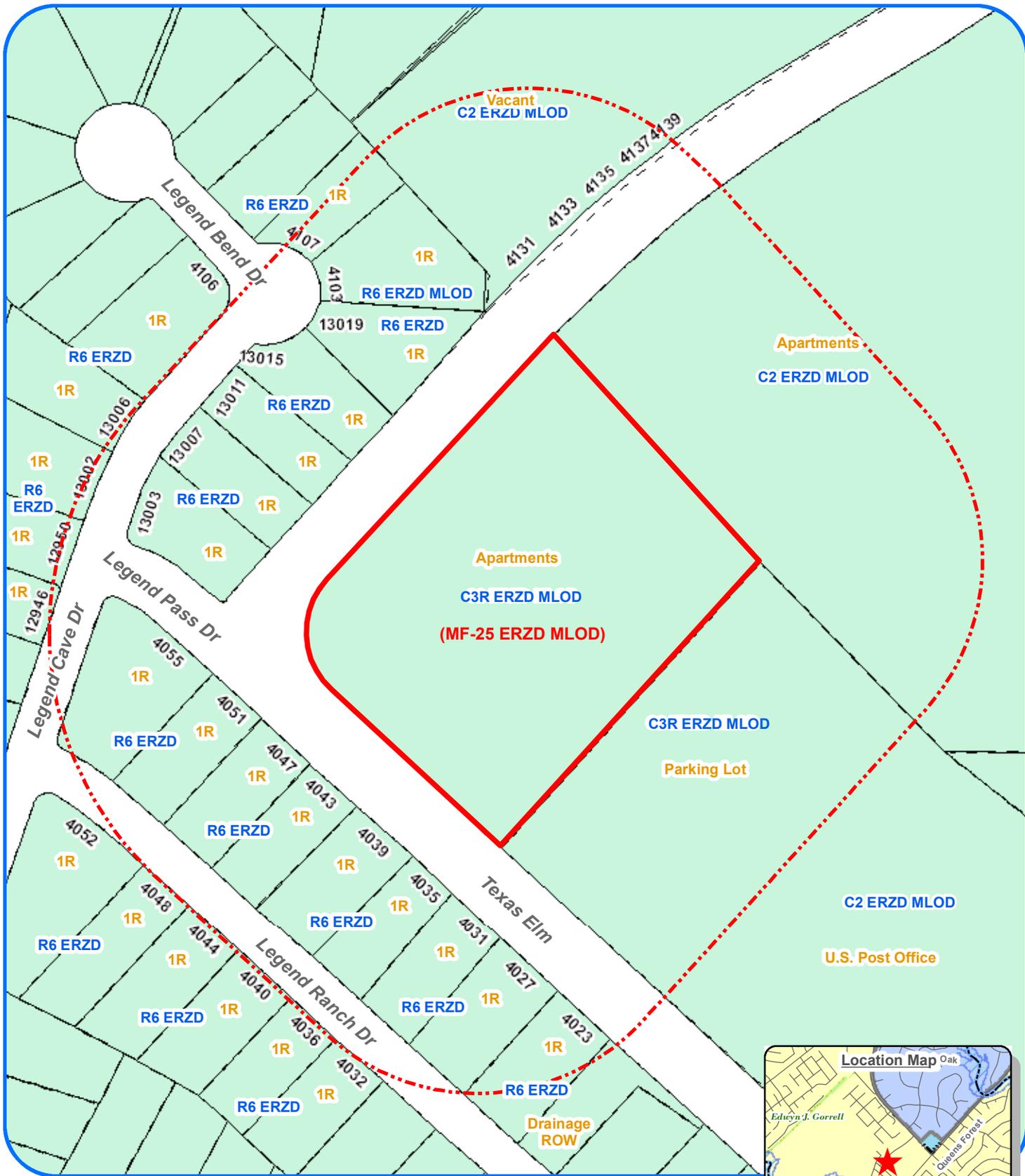
FIGURE 2

Map Page & Grid: 483 D4 & D5

Map Prepared by Aquifer Protection and Evaluation 10/09/2013 PMG



1 in = 622 feet



**Zoning Case Notification Plan**

**Case Z-2014-009**

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 17627 - BLOCK 007 - LOT 007

Legend	
Subject Properties	(2.19 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (10/3/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014009

Hearing Date: November 19, 2013

Property Owner: Lodge at Shavano Land Partners (Michael Kron)

Applicant: City of San Antonio - Development Services Department (Micah Diaz)

Representative: City of San Antonio - Development Services Department (Micah Diaz)

Location: A portion of 3838 Lockhill-Selma Road and the 4100 Block of Texas Elm

Legal Description: Lot 7, Block 7, NCB 17627

Total Acreage: 2.19

City Council District: 8

Case Manager: Krystin Ramirez, Planning Technician

Case History: This is the first public hearing for this zoning case. This case has been expedited to City Council for consideration on November 21, 2013.

### **Proposed Zoning Change**

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

**Requested Zoning:** "MF-25 ERZD MLOD-1" Low Density Multi-Family Edwards Recharge Zone Camp Bullis Military Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, 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:** Shavano Forest Owners Association

**Planning Team:** 37 - North Sector Plan

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

## Property Details

**Property History:** The subject property was annexed in 1984 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1985 case, the property was rezoned to “B-3R” Business Restrictive District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District. The subject site was platted in its current configuration in 2011 and is developed as multi-family residences.

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

## Adjacent Zoning and Land Uses

**Direction:** North

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

**Current Land Uses:** Apartment complex and single-family residences

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Apartment complex

**Direction:** South

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

**Current Land Uses:** Single-family residences and U.S. Post Office

**Direction:** West

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-family residences

**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:** Texas Elm

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

**Proposed Changes:** None known

**Thoroughfare:** Huebner Road

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

**Proposed Changes:** None known

**Thoroughfare:** Lockhill-Selma Road

**Existing Character:** Secondary Arterial Type B; two lanes in each direction with center turn lane and sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 97 operates along Lockhill-Selma Road.

**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:** Dwelling – Multi-Family - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

**1. Consistency:** The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “MF-25” base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

The General Urban Tier allows a range of medium to high density uses, such as multi-family developments, including apartment, quadplexes, triplexes, duplexes and townhomes (condominiums).

**2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Abutting properties are developed as multi-family uses and office/service uses. The “MF-25” district permits uses that serve as an appropriate transition between single-family residential subdivisions and major arterial thoroughfares.

**3. Suitability as Presently Zoned:** The “C-3R” base zoning district is not appropriate for the subject property. The “C-3R” district is meant to accommodate intense commercial uses and is most appropriately located on large acreage lots at the intersections of major arterial roadways and expressways.

**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.

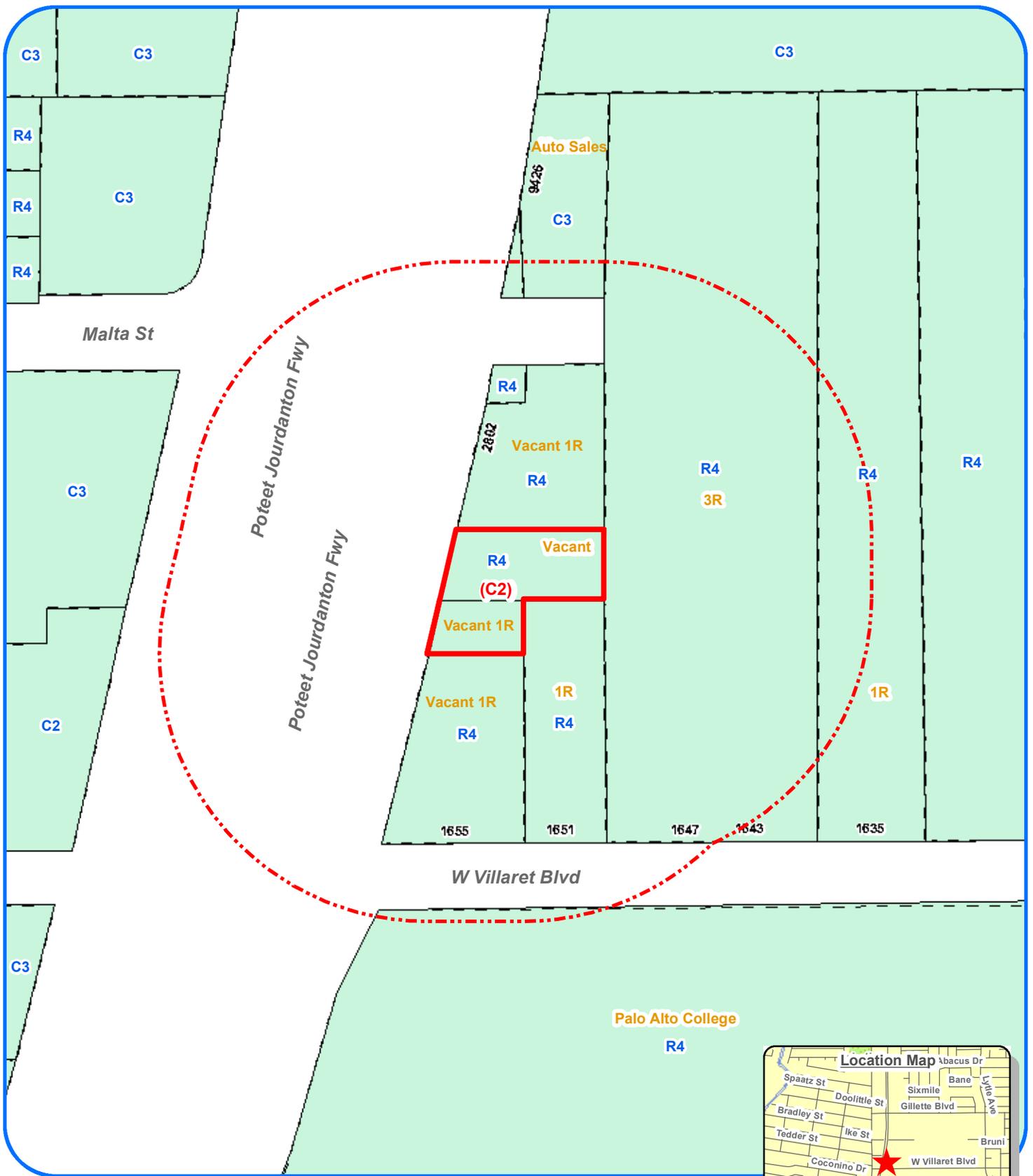
**6. Size of Tract:** The subject property is 2.19 acres in size, which reasonably accommodates the current apartment complex and its required parking.

**7. Other Factors:** This rezoning case and the related plan amendment request have been initiated by the City of San Antonio Development Services Department to correct a long-standing zoning map error, and a subsequent building-permit error. There is no new construction and no change of use proposed for the property. The plan amendment and rezoning are meant to bring the existing apartment use into full compliance with the City’s zoning regulations.

The zoning map error dates to 1993 and was compounded through multiple adjacent rezoning cases, as well as by the City’s transition from hard-copy zoning maps to digital mapping. In 2010, the City’s Development Services Department (DSD) reviewed construction plans and issued building permits for the apartments on the subject property. At the time, the zoning map showed that the property was zoned in a way that allowed multi-family residences at a maximum of 33 units per acre. The property was developed with approximately 24 dwelling units per acre. Earlier this year, the property owner requested a Zoning Verification Letter from the DSD. For all zoning verification letters, zoning staff conducts research on the full zoning history of a property by reviewing old zoning maps and finding all applicable zoning ordinances. In completing the research for the subject property, staff discovered the zoning map error and that the property’s actual zoning does not and did not ever allow multi-family residential uses.

The subject property is located within the Camp Bullis Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff is not required to provide the Military with a copy of the zoning request because the subject property is less than 10 acres in size and is located south of Loop 1604.

The subject property is also located over the Edwards Aquifer Recharge Zone. Rezoning requests located over the recharge zone typically require a report from SAWS. However, such reports are not required for City-initiated rezoning cases. Additionally, all construction plans for the existing development were reviewed by SAWS during the platting and permitting phase of the development.



## Zoning Case Notification Plan

### Case Z-2013-209

Council District: 4

School District: South San I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): 0.20 of an acre out of Block 35, NCB 11167

#### Legend

- Subject Properties (0.200 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(11/01/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2013209

Hearing Date: November 19, 2013

Property Owner: Rafael Valdovinos

Applicant: Rafael Valdovinos

Representative: Luis Valdovinos

Location: A portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway

Legal Description: 0.2 of an acre out of NCB 11167

Total Acreage: 0.2

City Council District: 4

Case Manager: Brenda V. Martinez, Planner

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

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 35 - West/Southwest Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property consists of portions of multiple larger lots. The property was annexed in 1952 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The portion of the property being rezoned is developed with a residential structure measuring 544 square feet in size that was built in 1955. The subject property is not platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4" and "C-3"

**Current Land Uses:** Vacant Single-Family Residence and an Auto Sales Lot

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Three-Family Residence and a Single-Family Residence

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Residence and a Vacant Single-Family Residence

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

## **Transportation**

**Thoroughfare:** West Villaret Boulevard

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** Curbs, sidewalks, driveway approaches, bike lanes, traffic and drainage improvements currently under construction.

**Thoroughfare:** Poteet Jourdanton Freeway

**Existing Character:** Primary Arterial Type A; 2 lanes in each direction with a center median and access roads

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus line is the 524 line, which operates along West Villaret Boulevard and Palo Alto Road with stops in close proximity to the subject property.

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

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

Barber or Beauty Shop - Minimum Parking Requirement: 1 space per 300 square feet of Gross Floor Area (GFA).  
Maximum Parking Requirement: 1 space per 200 square feet of GFA.

If the existing structure is used, the proposed use will require 2-3 parking spaces, including a van-accessible ADA parking space and loading area

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the Future Land Use component of the plan. The zoning request is consistent with the adopted Future Land Use designation. The General Urban Tier accommodates a wide range of residential densities and commercial uses. Commercial uses should be located at or near the intersections of arterial thoroughfares or collector streets, and they should serve both a local and wider community.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds 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.

### **3. Suitability as Presently Zoned:**

Staff supports rezoning the property to a commercial zoning district. Although the current "R-4" zoning is consistent with the adopted land use plan, residential development is not likely due to the property's location with frontage on a major thoroughfare.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

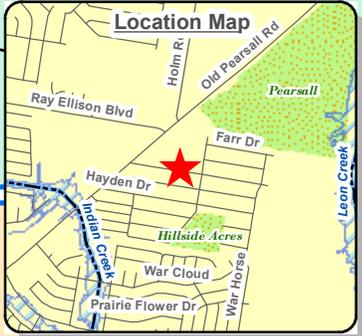
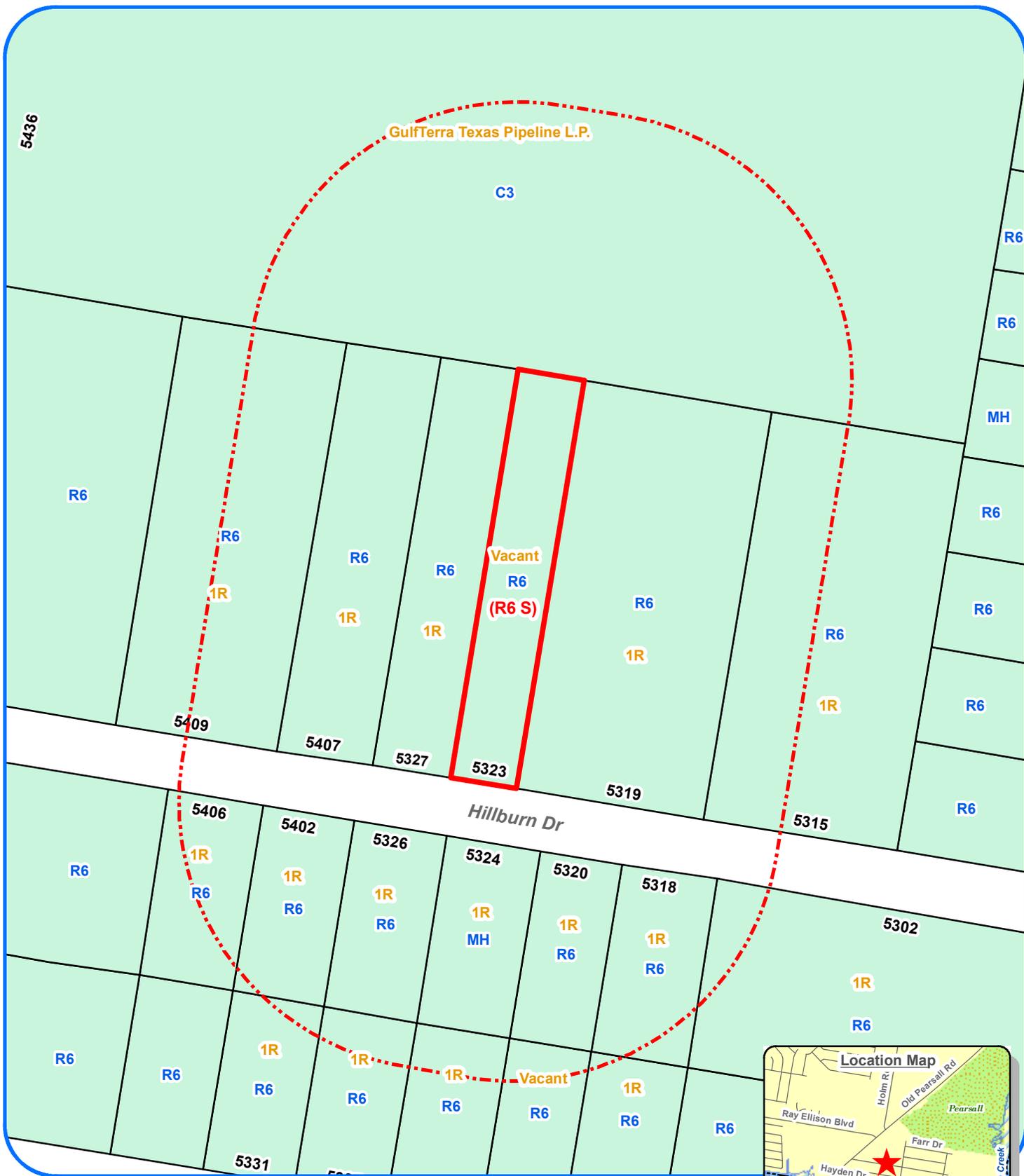
The request is consistent with the adopted Sector Plan and does not appear to conflict with any other public policy objective.

### **6. Size of Tract:**

The subject property is 0.2 of an acre in size, which is of sufficient size to accommodate small commercial uses and required parking. The small size of the subject property will serve to limit the scale and intensity of any commercial use.

### **7. Other Factors:**

The subject property abuts "R-4" zoning; a Type B (15 foot) landscape buffer and 6-foot tall solid screen fence will be required to screen and separate the requested zoning district from the adjoining single-family residential zoning and/or uses.



# Zoning Case Notification Plan

## Case Z-2014-005

Council District: 4  
 School District: South West I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 15628 - BLOCK 000 - LOT 014

Legend	
Subject Properties	(0.342 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (11/04/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014005 S  
Hearing Date: November 19, 2013  
Property Owner: Joe Flores  
Applicant: Ruby Flores  
Representative: Ruby Flores  
Location: 5323 Hillburn Drive  
Legal Description: Lot 14, NCB 15628  
Total Acreage: 0.3421  
City Council District: 4  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, 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:** Southwest Community Neighborhood Association

**Planning Team:** United Southwest Community Plan - 33

**Applicable Agencies:** Lackland Air Force Base/Joint Base San Antonio

## **Property Details**

**Property History:** The subject property was annexed in 1972 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 subject property is undeveloped with exception of a residential shed built in 2007.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”

**Current Land Uses:** Gulf Terra Texas Pipeline L.P.

**Direction:** East, South and West

**Current Base Zoning:** “R-6” and “MH”

**Current Land Uses:** Single-Family Residences and Manufactured Homes

**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:** Hillburn Drive

**Existing Character:** Local Street; one lane in each direction with no center stripe, curb or sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 614 operates along Old Pearsall Road and Ray Ellison Boulevard, west of the subject property.

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

**Parking Information:** The minimum off-street vehicle parking requirement for single-family dwellings is 1 space; 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 subject property is located within the United Southwest Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The zoning change request is consistent with the surrounding pattern of development.

### **3. Suitability as Presently Zoned:**

The existing "R-6" zoning district is appropriate for the subject property and is consistent with the United Southwest Community Plan. Approval of the requested Specific Use Authorization is also appropriate for the property and the surrounding neighborhood.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

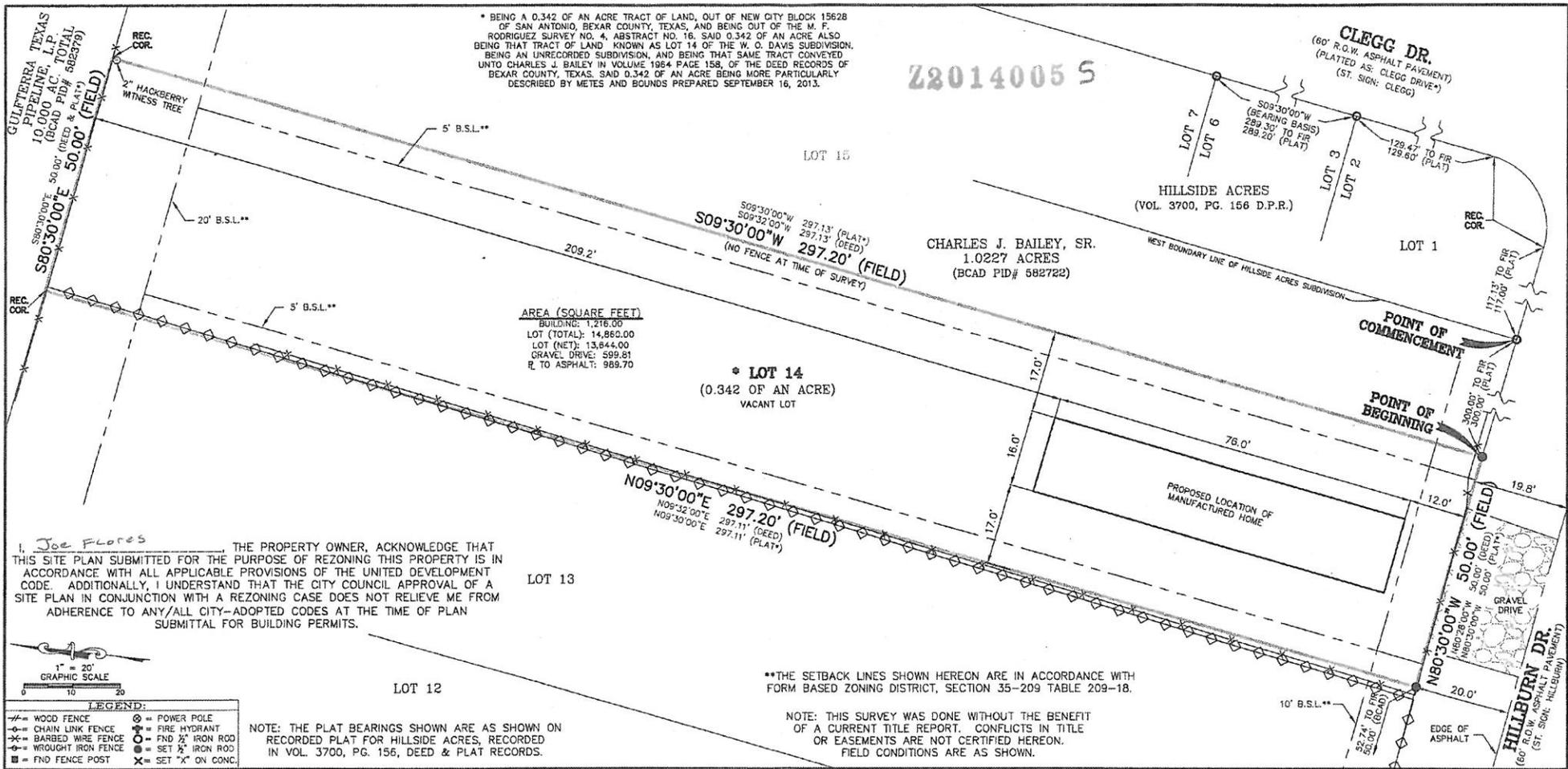
The request does not appear to conflict with any public policy objectives.

### **6. Size of Tract:**

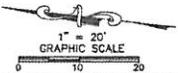
The subject property measures 0.3421 of an acre in size, which is sufficient to accommodate the proposed manufactured home and required parking.

### **7. Other Factors:**

HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. All units must also have covered front and rear entries, and site built steps and porches. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi gloss enamel paint.



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



**LEGEND:**

—= WOOD FENCE	⊙= POWER POLE
—= CHAIN LINK FENCE	⊙= FIRE HYDRANT
—X—= BARBED WIRE FENCE	⊙= FND 1/2" IRON ROD
—○—= WROUGHT IRON FENCE	⊙= SET 1/2" IRON ROD
—X—= FND FENCE POST	⊙= SET "X" ON CONC.

NOTE: THE PLAT BEARINGS SHOWN ARE AS SHOWN ON RECORDED PLAT FOR HILLSIDE ACRES, RECORDED IN VOL. 3700, PG. 156, DEED & PLAT RECORDS.

BUYER: <b>JOE FLORES</b>	
ADDRESS: <b>5323 HILLBURN DR.</b>	
TITLE COMPANY: ~	G.F. NO.: ~
LOT: * 14 (0.342 OF AN ACRE)	BLOCK: ~ N.C.B.: 15628
SUBDIVISION: <b>W.O. DAVIS SUBDIVISION (AN UNRECORDED SUBDIVISION)</b>	
CITY: <b>SAN ANTONIO</b>	COUNTY: <b>BEXAR</b> STATE: <b>TEXAS</b>
DEED RECORDED IN: <b>VOLUME 1964 PAGE 158</b> DEED RECORDS OF BEXAR COUNTY, TEXAS	
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)	
VOLUME 993 PAGE 628 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME PAGE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 3319 PAGE 393 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME PAGE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 3419 PAGE 324 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME PAGE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 2119 PAGE 346 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME PAGE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME PAGE DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME PAGE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

**SOUTH CENTRAL**  
SURVEYORS  
OF TEXAS

P.O. BOX 100442  
SAN ANTONIO, TEXAS 78201  
PHONE: 210-534-6700  
FAX: 210-534-9673

DRAWN BY: **A.M.S.**

**SITE PLAN EXHIBIT**

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS PROPERTY IS CURRENTLY ZONED AS R-6 ACCORDING TO THE CITY OF SAN ANTONIO.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS  
THE 2nd DAY OF OCTOBER 2013, A.D.

*Peter Aguirre*  
PETER A. AGUIRRE, R.P.L.S. 5464

FIELD WORK COMP.: ~



### Zoning Case Notification Plan

### Case Z-2014-010

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 06789 - BLOCK 001 - LOT 001 & 002

**Legend**

- Subject Properties ——— (0.320 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (10/25/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014010

Hearing Date: November 19, 2013

Property Owner: Robert A. Marotta, Jr.

Applicant: Davis Sprinkle

Representative: P.W. Christensen, PC (c/o Patrick W. Christensen)

Location: A portion of the 2100 block of North St. Mary's Street

Legal Description: Lots 1 and 2, Block 1, NCB 6789, save and except that portion conveyed in Volume 12369, Page 1060, Deed Records, Bexar County, Texas

Total Acreage: 0.3209

City Council District: 1

Case Manager: Tony Felts, Planner

Case History: This is the first public hearing for this zoning change request. The case has been expedited to City Council for consideration on December 5, 2013, due to a previous legal notification error.

### Proposed Zoning Change

**Current Zoning:** "C-3NA CD UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for outside storage of equipment & materials

**Requested Zoning:** "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, 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:** The Tobin Hill Community Association

**Planning Team:** 13 - Tobin Hill Neighborhood Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938. The property was originally zoned "J" Commercial District. In 1995, as part of a large area rezoning, the property was rezoned to "B-3NA SUP" Nonalcoholic Sales District with a Special Use Permit for outside storage of equipment and materials. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for outside storage of equipment and materials. The subject property consists of two platted lots save and except a portion conveyed to the neighboring property owner. The property is currently vacant.

**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 and West

**Current Base Zoning:** "C-1", "C-3NA", "MF-33", "R-6" and "C-3"

**Current Land Uses:** Restaurant, Parking Lot, Single-Family Residence, Office, Vacant Commercial Structure, Thrift Store, Apartments and Printing

**Direction:** South and East

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

**Current Land Uses:** Equipment Supply

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

Properties within 200 feet of the North St. Mary's Street right-of-way carry the "UC-4" North St. Mary's Street Urban Corridor District. The North St. Mary's Street Urban Corridor regulates signage for properties along the street.

Properties to the west of North St. Mary's Street are located in the Tobin Hill Historic District, which was adopted in 2008. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

## **Transportation**

**Thoroughfare:** North St. Mary's Street

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

**Proposed Changes:** None known

**Thoroughfare:** East Locust Street and West Grayson Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 8 operates along North St. Mary's Street with multiple stops in the immediate vicinity of the subject property.

**Traffic Impact:** Traffic Impact Analysis is not required. "IDZ" Infill Development Zone requests are exempt from the TIA requirement.

**Parking Information:** The application refers to proposed housing and retail/service uses. Off-street vehicle parking requirements for housing are typically determined by the number of units. Parking requirements for retail and service uses are determined by the type and size of use. The "IDZ" district waives off-street vehicle parking requirements.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is within the Tobin Hill Neighborhood Plan and is designated as Low Density Mixed Use in the Future Land Use component of the plan. The proposed "IDZ" base zoning district and associated uses are consistent with the adopted land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties.

### **3. Suitability as Presently Zoned:**

The existing "C-3NA" base zoning district is not consistent with the adopted future land use plan, and will not allow live/work units as proposed by the applicant. The "C-3NA" zoning district is meant to accommodate intense commercial districts such as regional shopping centers and power centers. The subject property and surrounding areas have been identified as areas where transition to mixed use and residential uses should be encouraged.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The size of the tract is large enough to support mixed commercial and residential development, with the flexible development standards offered by the "IDZ" district.

### **7. Other Factors:**

None.

GRAYSON ST.

one story bldg.

typical wd. fencing  
6'-0" at rear, 4'-0" along streets

Proposed uses:  
office, service-related  
single family Attached/detached  
units not to exceed 25 units/acre

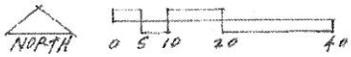
- 1) total acreage of site .27
- (7) lots total
- 2) All structures are  
17' X 35' (595 sq ft)  
(excluding carports)
- b) N/A
- c) total pervious area = 11,027 sq ft.

- 2) Setbacks vary for this project. minimum is 5'-0"
- 3) 13 total off street parking spaces
- 4) Wood fencing will be used inside of all property lines. fencing along st. will be 4'-0" high. All other fencing will be 6'-0" high
- 5) All paving is new & the width of the common driveway will be 22'-0" wide. All sidewalks will be 4'-0" wide.
- 6) the property will be for residential use.
- 7) see application

ST. MARY'S ST.

common driveway

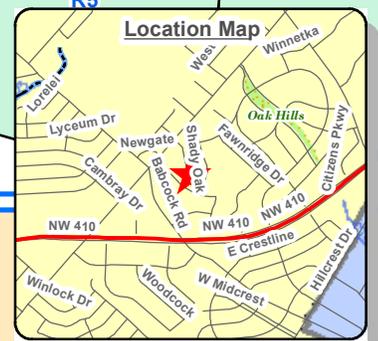
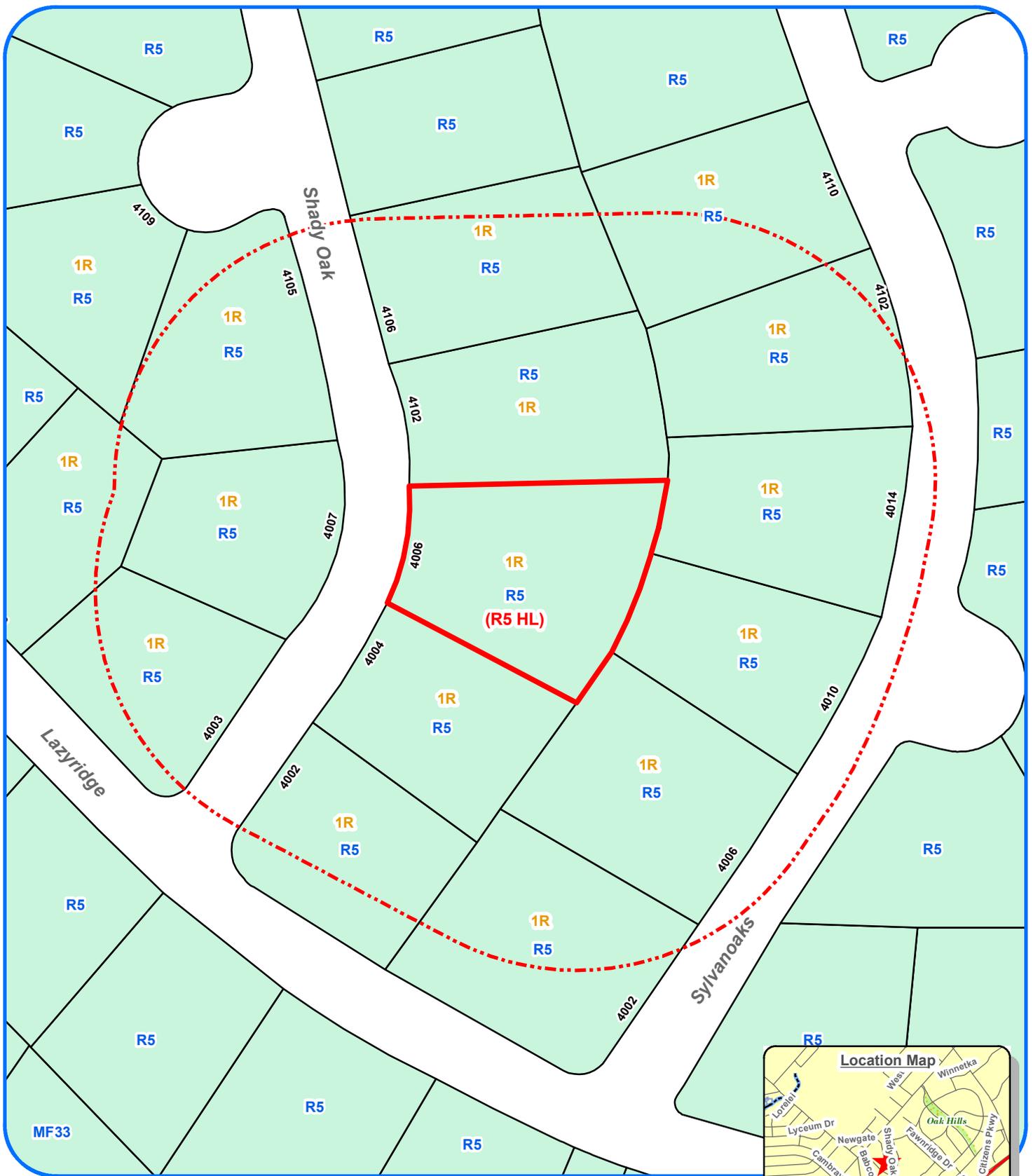
parallel parking



2100 N. ST. MARY'S - 7 TOWNHOMES  
MIDTOWN - TIER 4  
SPRINKLE & CO. ARCHITECTS  
9-30-13

LOCUST ST.

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



# Zoning Case Notification Plan

## Case Z-2014-011 HL

Council District: 7  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 13724 - BLOCK 007 - LOT 020

- Legend**
- Subject Properties ——— (0.359 Acres)
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (11/14/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014011 HL  
Hearing Date: November 19, 2013  
Property Owner: Francisco Donaldson  
Applicant: City of San Antonio Office of Historic Preservation  
Representative: City of San Antonio Office of Historic Preservation  
Location: 4006 Shady Oak  
Legal Description: Lot 20, Block 7, NCB 13724  
Total Acreage: 0.359  
City Council District: 7  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

---

#### **Proposed Zoning Change**

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

**Requested Zoning:** "R-5 HL AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Oak Hills Citizens Association

**Planning Team:** 41 – North Sector Plan

**Applicable Agencies:** City of San Antonio Office of Historic Preservation

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The subject property is developed with a single-family residence that was built in 1960.

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

## **Adjacent Zoning and Land Uses**

**Direction:** All

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-family residences

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

## **Transportation**

**Thoroughfare:** Shady Oak

**Existing Character:** Local Street; one lane in each direction

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 509 and 522 operate along Callaghan Road and Babcock Road, west and north 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 parking requirements are typically determined by the type and size of a use.

Dwelling – Single-family - Minimum Parking Requirement: 1 space per unit; no maximum.

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

### **2. Adverse Impacts on Neighboring Lands:**

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

### **3. Suitability as Presently Zoned:**

The "R-5" base zoning district is consistent with the adopted land use designation. The existing zoning is consistent with surrounding zoning and uses.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

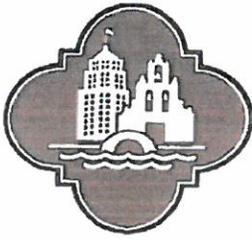
The size of the subject property is not an issue for the consideration of historic landmark designation.

### **7. Other Factors:**

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

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

Z2014011



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 18, 2013

**HDRC CASE NO:** 2013-309  
**ADDRESS:** 4006 Shady Oak  
**LEGAL DESCRIPTION:** NCB 13724 BLK 7 LOT 20  
**HISTORIC DISTRICT:** Oak Hills Neighborhood  
**APPLICANT:** Jeanne Marie and Francisco Donaldson 4006 Shady Oak Drive  
**OWNER:** Jeanne Marie and Francisco Donaldson  
**TYPE OF WORK:** Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for 4006 Shady Oak in the Oak Hills Neighborhood.

**FINDINGS:**

- a. The Donaldson House meets more than the three required criteria for landmark designation, as per the UDC Section 35-607.
- b. The house located at 4006 Shady Oak, in the Oak Hills subdivision, was constructed ca. 1960 by architect Rudolph A. Marten. The house is a classic example of Mid-Century modern architecture with International Style influences. The house features a split level plan, with the upper level elevated above a carport, providing panoramic city views from the terrace. The horizontal lines, elevated planes, and placement within the landscape reflect clear influences of Frank Lloyd Wright and the Prairie Style. The house is also reminiscent of Le Corbusier's Villa Savoye, built in 1928 in France, which ushered in the International Style and ultimately influenced Ranch house design and Mid-Century American architecture.
- c. The house is a significant resource within the mid-20th century neighborhood of Oak Hills. Oak Hills was first developed in 1955, and over the course of the following two decades flourished into an upscale suburban neighborhood of ranch style homes, split levels, and contemporary designs. The large, heavily wooded lots, winding streets, and mid-century homes with low pitched roofs and expansive windows reflect the lasting influence of the automobile era of the 1950s and 60s.

**RECOMMENDATION:**

Staff recommends approval of a Findings of Historic Significance based on findings a through c.

**COMMISSION ACTION:**

Approval of a Finding of Historic Significance for 4006 Shady Oak based on findings a through c.

Sharon Shea Miller  
Historic Preservation Officer

Z2014011

**Statement of Significance  
4006 Shady Oak**

The house located at 4006 Shady Oak, in the Oak Hills subdivision, was constructed ca. 1960 by architect Rudolph A. Marten. The house is a classic example of Mid-Century modern architecture with International Style influences. The house features a split level plan, with the upper level elevated above a carport, providing panoramic city views from the terrace. The horizontal lines, elevated planes, and placement within the landscape reflect clear influences of Frank Lloyd Wright and the Prairie Style. The house is also reminiscent of Le Corbusier's Villa Savoye, built in 1928 in France, which ushered in the International Style and ultimately influenced Ranch house design and Mid-Century American architecture.

The house is a significant resource within the mid-20<sup>th</sup> century neighborhood of Oak Hills. Oak Hills was first developed in 1955, and over the course of the following two decades flourished into an upscale suburban neighborhood of ranch style homes, split levels, and contemporary designs. The large, heavily wooded lots, winding streets, and mid-century homes with low pitched roofs and expansive windows reflect the lasting influence of the automobile era of the 1950s and 60s.

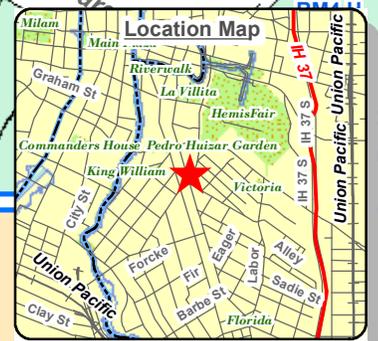
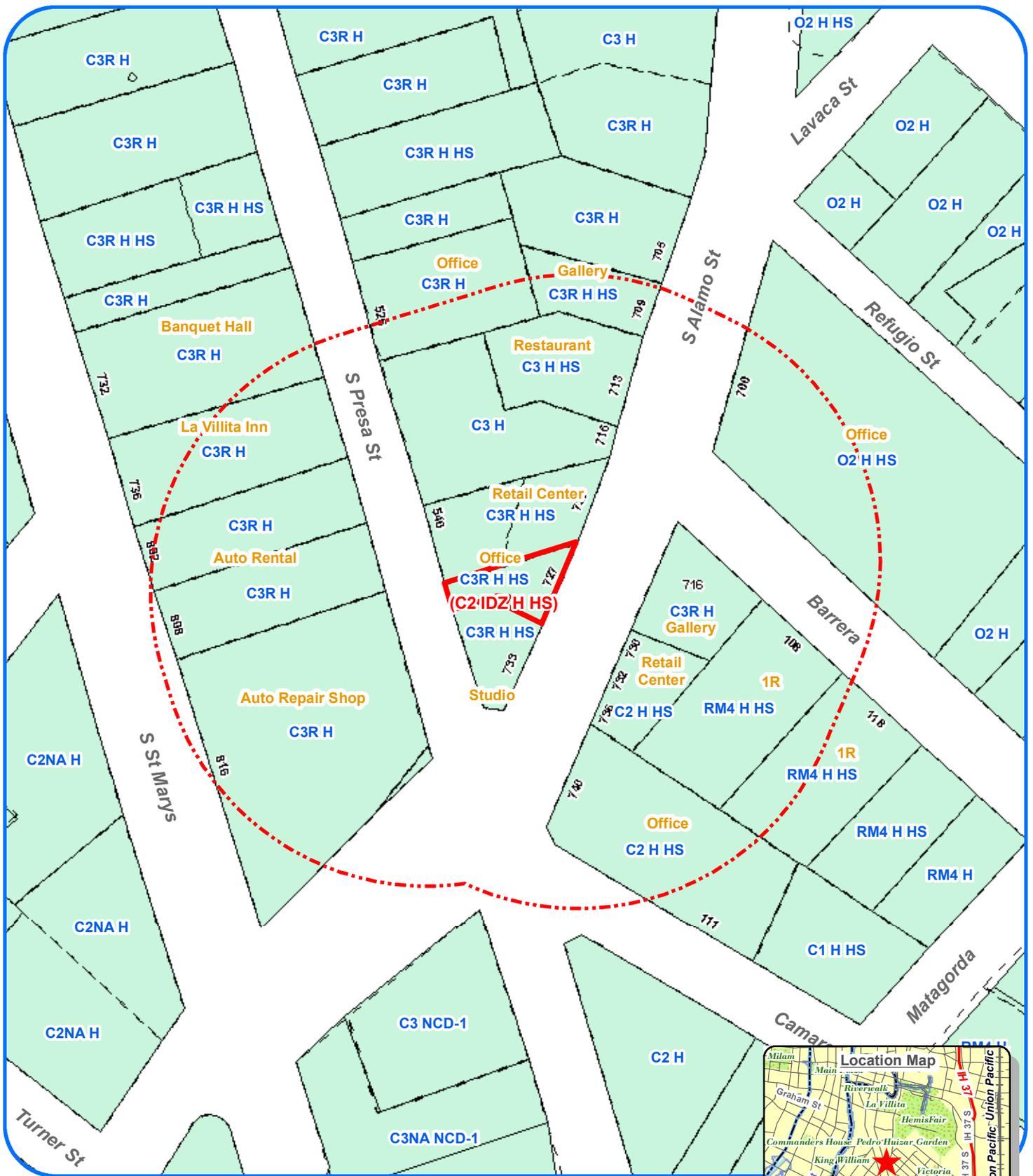
The property at 4006 Shady Oak meets the following criteria for local landmark designation:

**Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-607(b)5]** as an intact example of a Mid-Century suburban split-level home with International stylistic influences;

**It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11]** as a representative of suburban development and the proliferation of contemporary ranch and split-level home designs in San Antonio and the United States;

**It is an important example of a particular architectural type or specimen [35-607(b)12]** as an intact example of a Mid-Century suburban split-level house with International stylistic influences.

**It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15]** as a contributing architectural resource of the mid-20<sup>th</sup> century Oak Hills neighborhood.



# Zoning Case Notification Plan

## Case Z-2014-013

Council District: 1  
 School District: South San I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 00903 - BLOCK 000 - LOT 0.0653 acre out of lot 15

Legend	
Subject Properties	(0.065 Acres)
200' Notification Area	
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (11/04/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014013  
Hearing Date: November 19, 2013  
Property Owner: Francisco J. Velazquez  
Applicant: Francisco J. Velazquez  
Representative: Francisco J. Velazquez  
Location: 727 South Alamo Street  
Legal Description: 0.0653 of an acre out of Lot 15, NCB 903  
Total Acreage: 0.0653  
City Council District: 1  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 IDZ H HS AHOD" Historic Significant Commercial Infill Development Zone Lavaca Historic Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, 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:** Lavaca Neighborhood Association

**Planning Team:** 12-Lavaca Neighborhood Plan

**Applicable Agencies:** Office of Historic Preservation

## Property Details

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "I" Business District. In a 1991 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 the current "C-3R" General Commercial Restrictive Alcoholic Sales District. The property is developed with a commercial structure measuring approximately 2,996 square feet that was built in 1925. The property is not platted in its current configuration.

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

## Adjacent Zoning and Land Uses

**Direction:** North, West and South

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

**Current Land Uses:** Retail Center, Restaurant, Art Gallery and Studio, Offices, Banquet Hall, Hotel, Car Rental and Auto Repair

**Direction:** East

**Current Base Zoning:** "C-2" "C-3R", "RM-4" and "O-2"

**Current Land Uses:** Offices, Retail Center, Art Gallery and Single-Family Dwellings

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

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001, and was subsequently expanded in 2002 and 2004. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. The "HS" Historic Significant designation on the subject property was approved in 1988.

## Transportation

**Thoroughfare:** South Alamo Street

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

**Proposed Changes:** None known

**Thoroughfare:** South Presa Street

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

**Proposed Changes:** None known

**Public Transit:** The closest VIA bus lines are numbers 32, 36 and 42 which operate along South Alamo Street, with multiple stops near the subject property

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

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

Food-Restaurant or Cafeteria-Minimum Parking Requirement: 1 space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 40 square feet of GFA.

"IDZ" waives all off-street vehicle parking requirements.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

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

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The site is located in an area with a mix of commercial, offices and single-family dwellings.

### **3. Suitability as Presently Zoned:**

Both the current “C-3R” and proposed “C-2” are both appropriate for the subject property. The existing “C-3R” is consistent with surrounding zoning and development. The requested base zoning district change is meant to allow the sale of alcohol for on-premise consumption in conjunction with food sales. The request to add the “IDZ” overlay district is meant to waive the off-street parking requirements for the small parcel.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

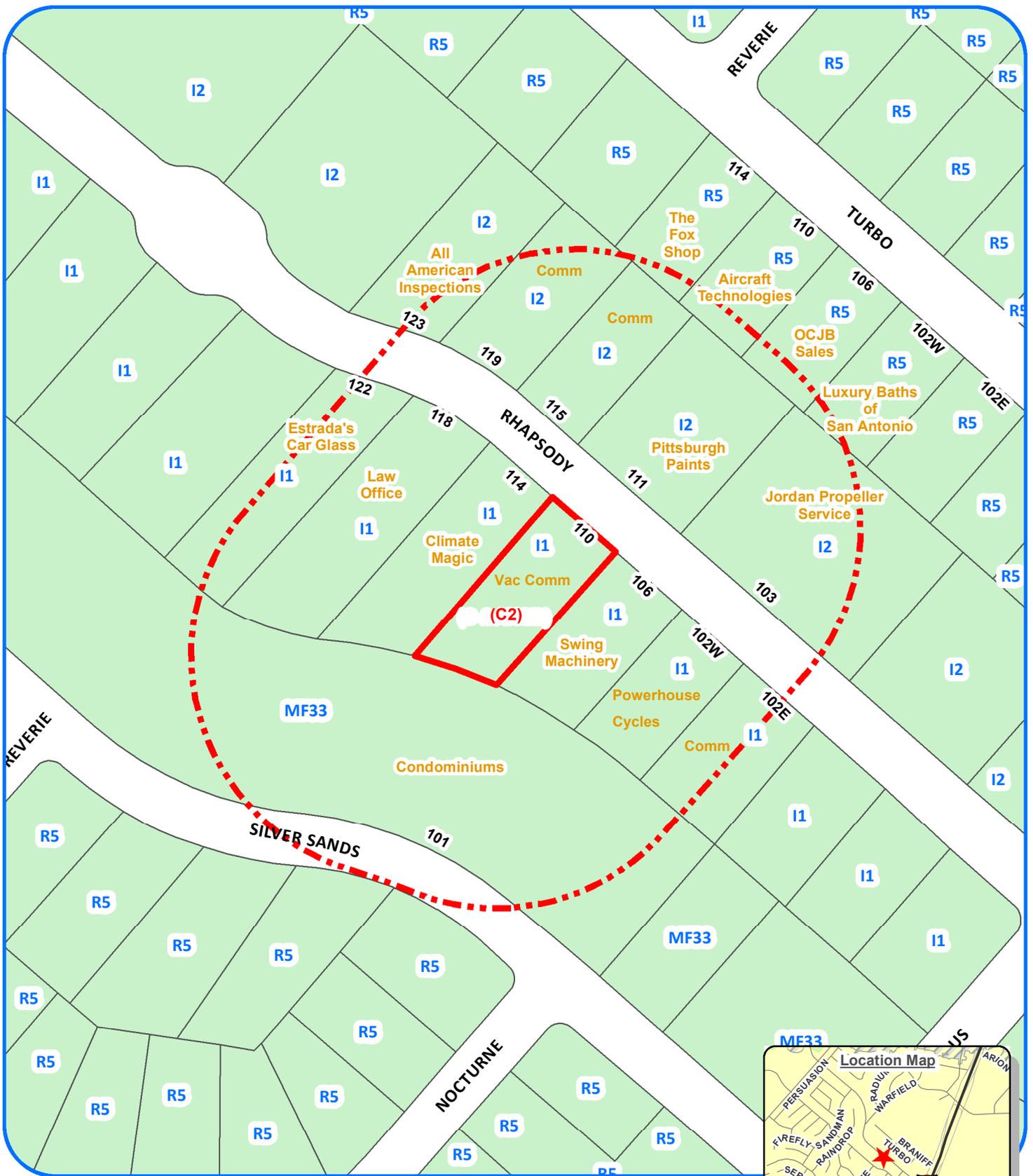
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate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

### **6. Size of Tract:**

The subject property is 0.0653 of an acre in size and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

### **7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z2014-014

Council District: 9

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 13607 BLK 3 Lot 8

#### Legend

- Subject Properties ——— (0.3093 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(11/04/2013 - J. Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014014  
Hearing Date: November 19, 2013  
Property Owner: Steven G. Carroll & Violet M. Dunn-Harr  
Applicant: Steven G. Carroll & Violet M. Dunn-Harr  
Representative: Steven G. Carroll & Violet M. Dunn-Harr  
Location: 110 West Rhapsody  
Legal Description: Lot 8, Block 3, NCB 13607  
Total Acreage: 0.3093  
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:** "I-1 AHOD" General Industrial Airport Hazard Overlay District  
**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 86  
**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hills Neighborhood Association  
**Planning Team:** San Antonio International Airport Vicinity Land Use Plan (No Planning Team)  
**Applicable Agencies:** City of San Antonio Aviation Department

## **Property Details**

**Property History:** The property was annexed in 1963 and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is developed with a commercial structure measuring 3,800 square feet in size that was built in 1966 with an addition made in 1995. The applicant has indicated to staff that the purpose of the zoning change is to allow an art studio with a caretaker dwelling.

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

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest, Northeast and Southeast

**Current Base Zoning:** "I-1", "I-2" and "R-5"

**Current Land Uses:** Office/Warehouses, Repair and Contractor Services, Offices, Industrial and Manufacturing Uses

**Direction:** South and Southwest

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Condominiums

**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 Rhapsody and West Silver Sands

**Existing Character:** Local Streets; 1 lane in each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 648 line, which operates along West Rhapsody with multiple stops near the subject property.

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

**Parking Information:** Off-street parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed art studio and care-takers residence.

Studio – Fine or Performing Arts - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 200 square feet of GFA.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Business Park in the future land use component of the plan. The “C-2” 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. The majority of surrounding properties, save those to the south, are zoned for industrial uses.

### **3. Suitability as Presently Zoned:**

The adopted San Antonio International Airport Vicinity Land Use Plan identifies the subject property and the majority of surrounding properties as Business Park in the Future Land Use component of the plan. The property’s current “I-1” district is consistent with zoning in the surrounding area; however, it is not consistent with the adopted land use designation. The Land Use Plan supports a conversion in uses in this general area to a less intense commercial character.

The requested “C-2” district would allow several uses that remain in character with the surrounding development while maintaining consistency with the San Antonio International Airport Vicinity 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 existing “I-1” zoning is not consistent with the adopted “Business Park” land use designation.

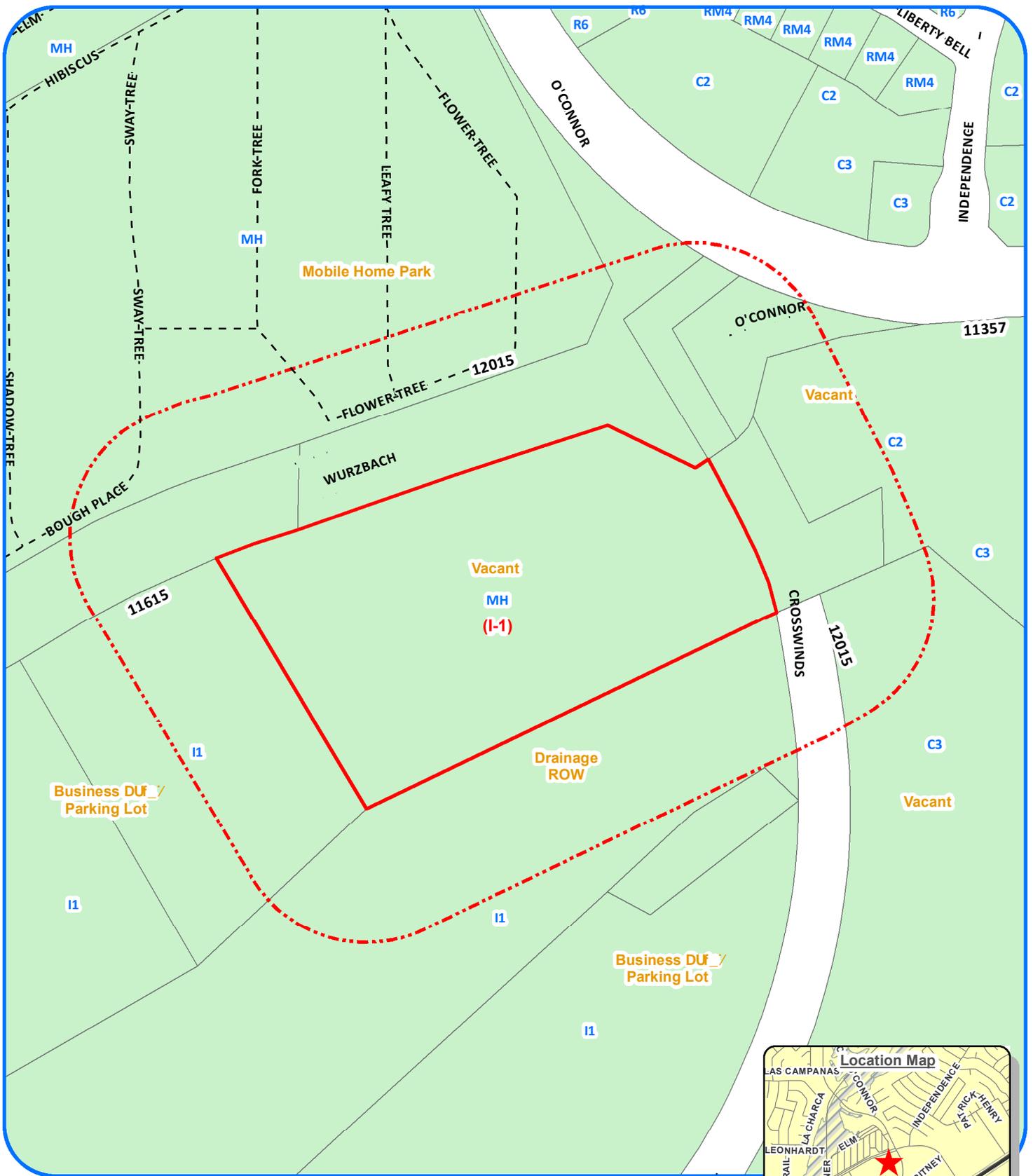
### **6. Size of Tract:**

The subject property is 0.3093 of an acre, which is of sufficient size to accommodate uses permitted in “C-2”.

### **7. Other Factors:**

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.

While the down-zoning of this single property could impose buffer requirements on new development of abutting properties, the surrounding properties are fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.



## Zoning Case Notification Plan

### Case Z2014-015

Council District: 10

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15911 BLK 1 Lot 30

#### Legend

- Subject Properties ——— (5.87 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(11/05/2013 - J. Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014015

Hearing Date: November 19, 2013

Property Owner: The Estates of Catherine & Thomas Garrett (by William Rutledge Garrett, Independent Executor)

Applicant: Ralph E. Mullins

Representative: Andrew C. Guerrero

Location: A portion of the 11600 Block of Crosswinds Way

Legal Description: Lot 30, Block 1, NCB 15911

Total Acreage: 5.87

City Council District: 10

Case Manager: Trenton Robertson, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "MH AHOD" Manufactured Housing Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 41-North Sector Plan

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in 1972 and was originally zoned “R-1” Single Family Residence District. In a 1985 case, the property was rezoned to “R-4” Manufactured Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MH” Manufactured Housing District. The property was platted into its current configuration in 2002 (volume 9555, page 172 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

**Topography:** The subject property slopes to the southwest, but is not located within a flood plain.

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** “MH”

**Current Land Uses:** Mobile Home Park

**Direction:** West and South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Parking lot, business parks and drainage right-of-way

**Direction:** East

**Current Base Zoning:** “C-3” and “C-2”

**Current Land Uses:** Vacant land

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

## Transportation

**Thoroughfare:** Wurzbach Parkway

**Existing Character:** Super Arterial Type A 200’-250’; three lanes in each direction with partial sidewalks and designated turning lanes

**Proposed Changes:** None known

**Thoroughfare:** Crosswinds Way and O’Connor Road

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 640 operates along Wurzbach Parkway north of the subject property.

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

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

Cabinet or Carpenter Shop – Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 300 square feet of GFA.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

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

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "I-1" General Industrial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Specialized Center. The Specialized Center designation is meant to accommodate heavy industrial development located near arterial roads. 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 abutting properties are zoned for and developed as industrial and business park uses.

### **3. Suitability as Presently Zoned:**

The current "MH" zoning district is not appropriate for the subject property. Although a mobile home park exists at the northwest corner of Wurzbach Parkway and O'Connor Road, the subject property and abutting properties are located in an existing industrial node. Residential development on the subject property is not likely due to the abutting 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:**

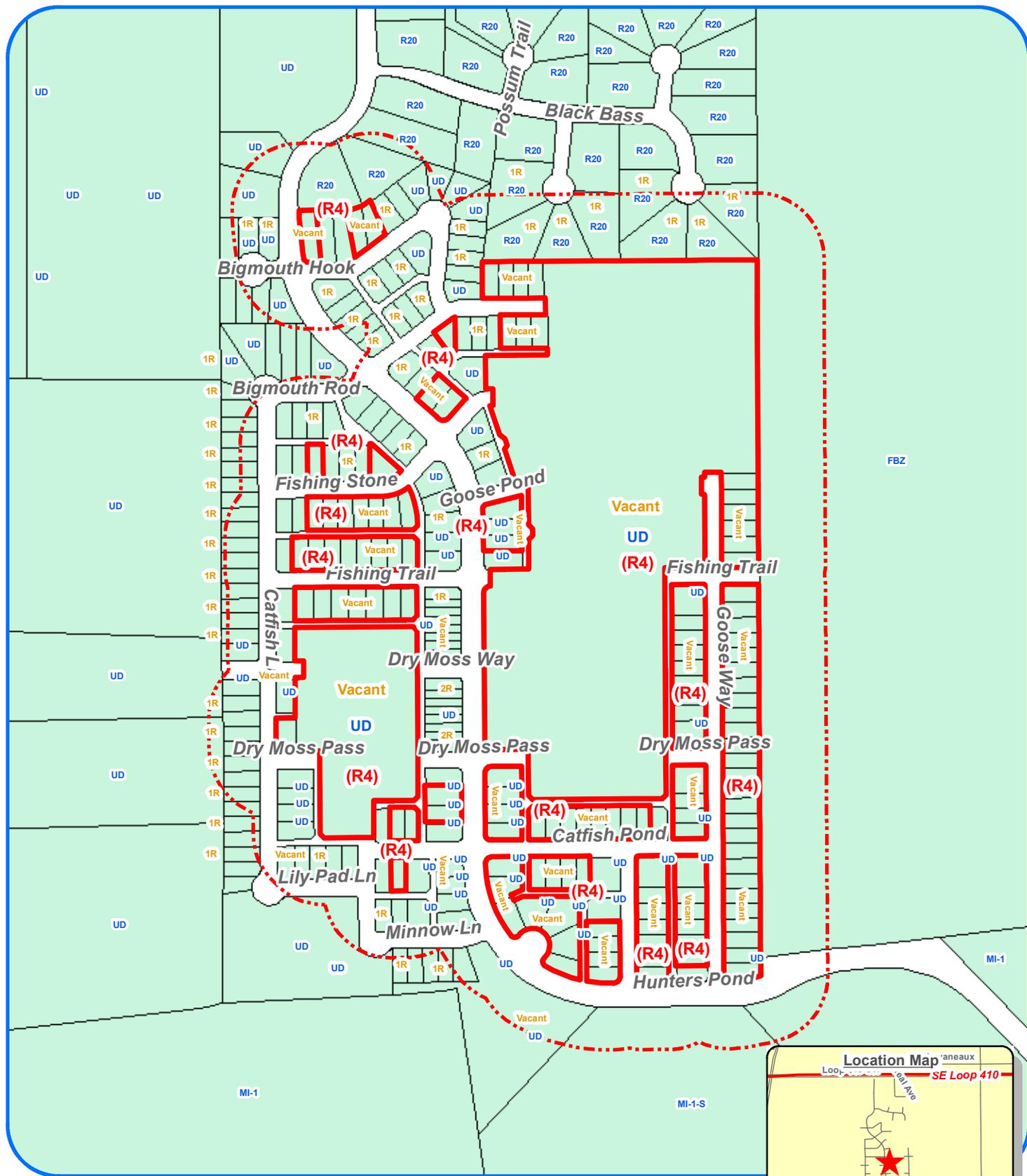
Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 5.87 acres in size, which should be able to reasonably accommodate the uses permitted in the "I-1" district as well as the required parking.

### **7. Other Factors:**

None.



# Zoning Case Notification Plan

## Case Z-2014-017

Council District: 4  
 School District: South West I.S.D.  
 Scale: 1" approx. = 400 Feet  
 Subject Property Legal Description(s): Please see attached property legal description sheet for all 133 lots.

### Legend

- Subject Properties (41.760 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
 City of San Antonio  
 (11/05/2013 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014017

Hearing Date: November 19, 2013

Property Owner: Hunters Pond, L.P. (by A.J. Hausman, Managing Partner)

Applicant: A.J. Hausman

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

Location: Portions of the following: 2100 Block of Bigmouth Hook; 2100 Block of Bigmouth Rod; 2200 Block of Fishing Stone; 10200, 10600, 10700 and 10800 Blocks of Hunters Pond; 10300, 10400, 10500, 10600 and 10700 Blocks of Goose Way; 2200 Block of Fishing Trail; 2200 Block of Catfish Lane; 2000 and 2100 Blocks of Catfish Pond; and 10700 Block of Butterfly Pass

Legal Description: Parcel 2, Parcel 2C and Tract 2, CB 4286; Lots 1, 4 & 5, Block 2, CB 4286B; Lots 17-20, Block 2, NCB 18098; Lots 6 & 10, Block 5, NCB 18098; Lots 6, 7, 11, & 15-17, Block 6, NCB 18098; Lots 11-16, Block 8, NCB 18098; Lots 6-13 & 17-23, Block 11, NCB 18098; Lots 15-17, Block 12, NCB 18098; Lots 1-26, Block 13, NCB 18098; Lots 1-9, Block 14, NCB 18098; Lots 18-24, Block 16, NCB 18098; Lot 16, Block 17, NCB 18098; Lots 2, 3, 5 & 6, Block 20, NCB 18098; Lots 1-4 & 6-17, Block 21, NCB 18098; Lots 1-6 & 8-14, Block 22, NCB 18098; Lots 1-4 & 7-17, Block 23, NCB 18098; and Lot 9, Block 24, NCB 18098

Total Acreage: 41.7609

City Council District: 4

Case Manager: Pedro Vega, Planner

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

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### **Proposed Zoning Change**

**Current Zoning:** "UD AHOD" Urban Development Airport Hazard Overlay District

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2011, in accordance with Section 551.043(a) of the Texas Government Code.

## Notices Mailed

**Owners of Property within 200 feet:** 304

**Registered Neighborhood Associations within 200 feet:** Hunter's Pond - Village Green Home Owners Association; the Hunter's Pond Neighborhood Association is located within 200 feet.

**Planning Team:** Heritage South Sector Plan - 38

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in December of 2005 and was originally zoned "R-4" Residential Single-Family District, "R-20" Residential Single-Family District, and "MI-1" Mixed Light Industrial District. In a 2004 case, the property was rezoned to "UD" Urban Development District. The 41.7609-acre subject property area consists of 131 platted lots and two unplatted tracts; all subject properties are undeveloped.

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

## Adjacent Zoning and Land Uses

**Direction:** North and West

**Current Base Zoning:** "R-20" and "UD"

**Current Land Uses:** Single-Family Dwellings and Vacant Land

**Direction:** South

**Current Base Zoning:** "UD" and "MI-1-S"

**Current Land Uses:** Single-Family Dwellings, Vacant Lots and Parking/Storage of Vehicles

**Direction:** East

**Current Base Zoning:** "FBZ"

**Current Land Uses:** Vacant Land

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

## Transportation

**Thoroughfare:** Hunters Pond

**Existing Character:** Collector Street one lane in each direction with no sidewalks.

**Proposed Changes:** None known.

**Thoroughfare:** Bigmouth Hook, Bigmouth Rod, Fishing Stone, Goose Way, Fishing Trail, Catfish Lane, Catfish Pond and Butterfly Pass

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

**Proposed Changes:** None known.

**Public Transit:** The VIA number 520 bus line operate along South Zarazamora, east of the subject site.

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

**Parking Information:** Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: None

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the Heritage South Sector Plan and is currently designated as General Urban Tier in the Future 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:**

Staff has found no evidence of likely adverse impacts on the surrounding properties related to this zoning change request. Rezoning the subject properties may spur development in the neighborhood.

### **3. Suitability as Presently Zoned:**

Both the current “UD” Urban Development District and the proposed “R-4” Residential Single-Family District are appropriate for the area. The uses permitted in the “R-4” district are compatible with the surrounding land uses and overall character of the community. The “UD” district does not limit the density of single-family uses and does not carry a minimum lot size requirement; however, the district does impose design requirements. The “R-4” district requires a minimum lot size of 4,000 square feet, limits single-family residential density to 11 units per acre, and does not include any specialized design standards.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The subject properties are of sufficient size to accommodate single-family residential uses.

### **7. Other Factors:**

None.



**Zoning Case Notification Plan**

**Case Z2014-018**

Council District: 1  
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 0.444 of an acre out of Block 1, NCB 00738

**Legend**

- Subject Properties (0.444 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (11/04/2013 - J. Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014018

Hearing Date: November 19, 2013

Property Owner: Southtown Professional Group, LLC (by Richard F. Ojeda, Raul X. Villarreal, Ricardo Ojeda Jr., and Alejandro J. Ojeda, Members)

Applicants: Richard F. Ojeda, Raul X. Villarreal, Ricardo Ojeda Jr. and Alejandro J. Ojeda

Representatives: Richard F. Ojeda, Raul X. Villarreal, Ricardo Ojeda Jr. and Alejandro J. Ojeda

Location: 809 South St. Mary's Street and 116 Madison Street

Legal Description: 0.444 of an acre out of Block 1, NCB 738

Total Acreage: 0.444

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "C-2NA H AHOD" Commercial Nonalcoholic Sales King William Historic Airport Hazard Overlay District

**Requested Zoning:** "C-2 IDZ H AHOD" Commercial Infill Development Zone King William Historic Airport Hazard Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** King William Association

**Planning Team:** Downtown Neighborhood Plan - 18

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1991 City-initiated large-area case, the property was rezoned to "B-2NA" Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2NA" Commercial Nonalcoholic Sales District. The subject site is currently developed with a commercial structure measuring 7,793 square feet. According to the Bexar County Appraisal District, the structure was built in 1940.

**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", "RM-4", "C-2" and "C-3R"

**Current Land Uses:** Vacant Residences, Duplexes, Retail Uses, Office, Restaurant, Reception Hall and Motel

**Direction:** East

**Current Base Zoning:** "C-3R"

**Current Land Uses:** Office, Car Rentals, and Tire and Auto Repair

**Direction:** South

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

**Current Land Uses:** Offices and a Residence

**Direction:** West

**Current Base Zoning:** "RM-4" and "MF-33"

**Current Land Uses:** Two-Family Dwellings and a Bed and Breakfast

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

## **Transportation**

**Thoroughfare:** Madison Street

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** South St. Mary's Street

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

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus lines are the 42 and 242 lines, which operate along South St. Mary's Street and Madison Street.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by type of use and building size. The zoning application refers to proposed office and restaurant uses.

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.

Food – Restaurant or Cafeteria - Minimum Parking Requirement: 1 space per 100 square feet of GFA. Maximum Parking Requirement: 1 space per 40 square feet of GFA.

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

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the Downtown Neighborhood Plan area, and is identified as Residential in the Future Land Use component of the Plan. However, the Downtown Neighborhood Plan also identifies South St. Mary’s as a low-rise mixed use corridor, which would allow residential, commercial and office uses. 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 site is located in an area with a mix of commercial, single-family and two-family dwellings with access to South St. Mary’s Street, which is a major arterial thoroughfare.

The applicant seeks rezoning in an effort to allow alcohol sales in conjunction with food sales on the subject property. Many other properties located further north along South St. Mary’s Street past East Cesar Chavez Boulevard do not carry zoning that prohibits the sale of alcohol. Therefore, these other properties have the potential to offer alcohol sales for on- or off-premise consumption.

### **3. Suitability as Presently Zoned:**

The existing “C-2” zoning district is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

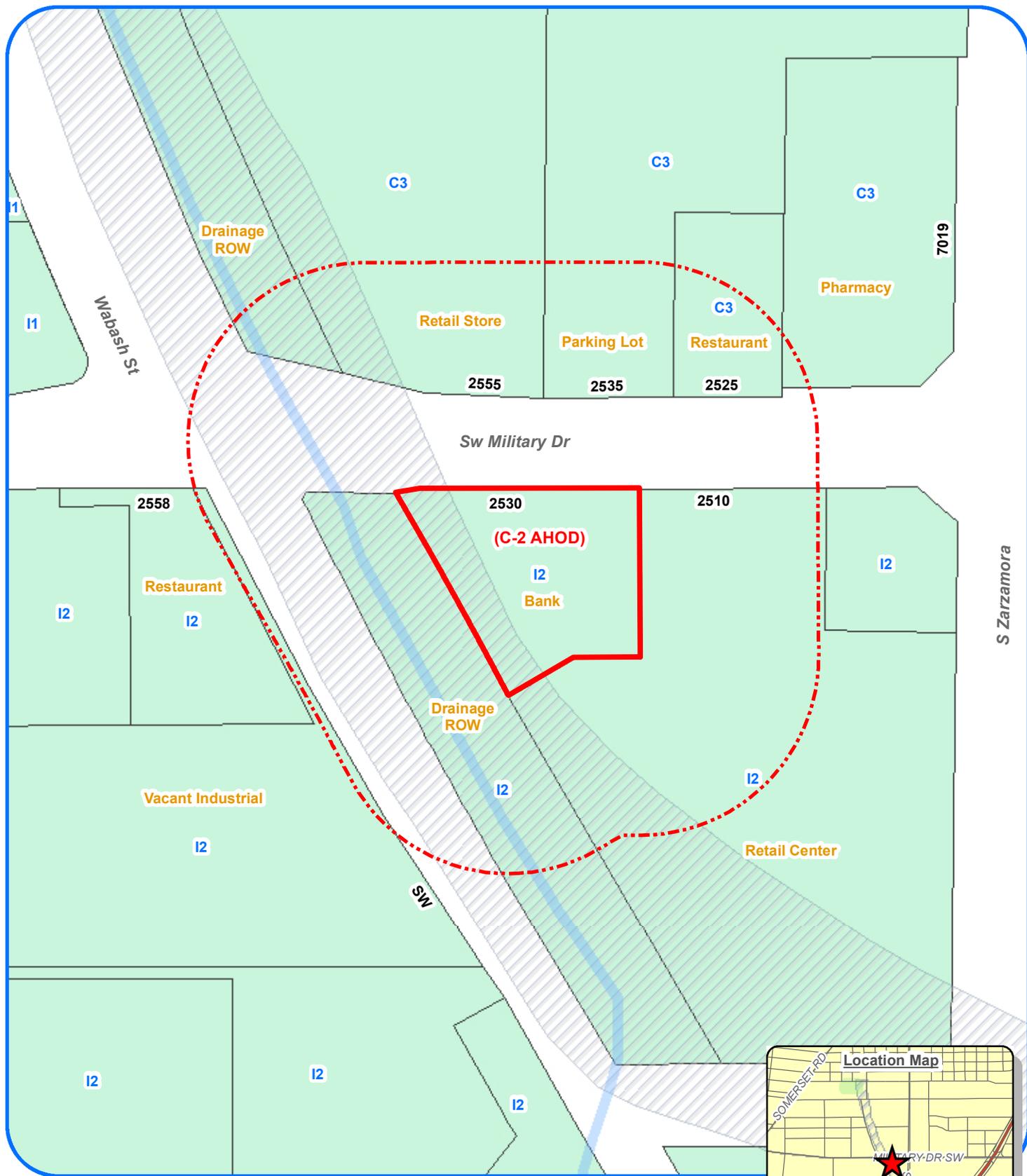
The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate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

### **6. Size of Tract:**

The subject property is 0.444 acres and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the “IDZ” district.

### **7. Other Factors:**

Chapter 4 of the City Code includes distance requirements for the sale of alcoholic beverages in relation to schools, churches, and hospitals. The applicant shall be responsible for ensuring compliance with the distance requirement.



# Zoning Case Notification Plan

## Case Z2014-021

Council District: 4  
 School District: South San ISD  
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 9503 BLK 0 LOT 23

Legend	
Subject Properties	(1.002 Acres)
200' Notification Area	(Dotted Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Area)
Single Family Residential	1R



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

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014021  
Hearing Date: November 19, 2013  
Property Owner: Falcon International Bank (by Hugo Gutierrez, Officer)  
Applicant: Falcon International Bank (by Hugo Gutierrez, Officer)  
Representative: P.W. Christensen, P.C. (by Patrick Christensen)  
Location: 2530 Southwest Military Drive  
Legal Description: Lot 23, NCB 9503  
Total Acreage: 1.002  
City Council District: 4  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District  
**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 8  
**Registered Neighborhood Associations within 200 feet:** None  
**Planning Team:** West/Southwest Sector Plan - 35  
**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1947 and was originally zoned "LL" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-2" Heavy Industrial District. The subject property was platted into its current configuration in 2003 (volume 9559, page 145). The property is developed with a commercial structure measuring 10,270 square feet that was built in 2005.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3"

**Current Land Uses:** Retail Center, Parking Lot, Restaurant and Pharmacy

**Direction:** East, South, West

**Current Base Zoning:** "I-2"

**Current Land Uses:** Retail Center, Drainage Right-of-Way, Railroad Right-of-Way, Vacant Land and a Restaurant

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

## **Transportation**

**Thoroughfare:** Southwest Military Drive

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

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus lines are the 550 and 551, which operate along Southwest Military Drive, with a bus stop immediately adjacent to the subject property.

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

**Parking Information:** Off-street vehicle parking requirements for a Medical Clinic are a minimum of 1 space per 400 square feet of gross floor area and a maximum of 1 space per 100 square feet of gross floor area.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" Commercial 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. Although many of the surrounding properties carry heavy industrial zoning, the established pattern of development in the area is retail, office, and service-oriented.

### **3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property. The "I-2" district is meant to accommodate heavy industrial and manufacturing uses that are not suitable for the subject property or the surrounding area.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

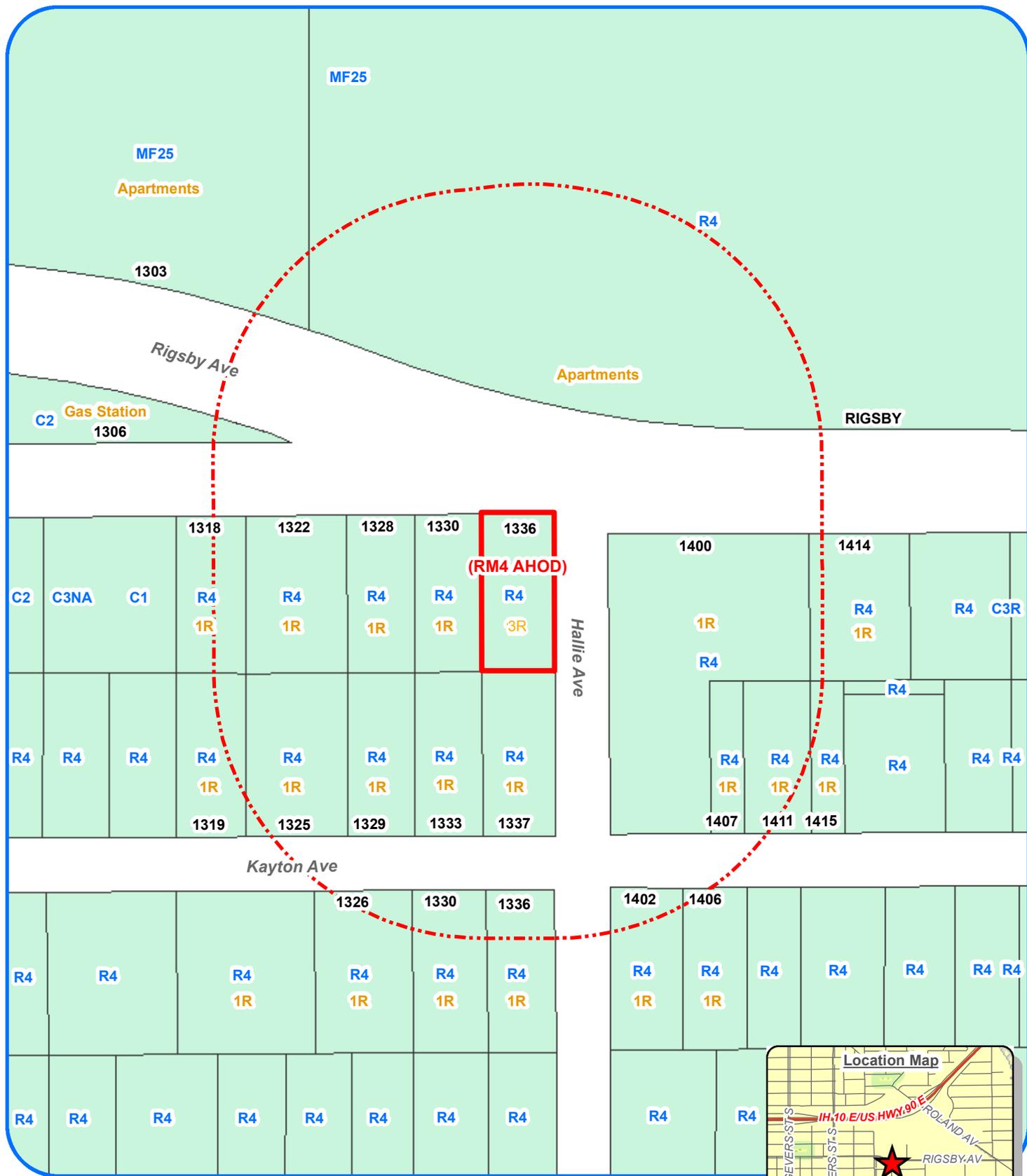
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property measures 1.002 acres in size, which is sufficient to accommodate commercial development and required parking.

### **7. Other Factors:**

None.



1336  
R4  
**(RM4 AHOD)**  
1337  
1R



**Zoning Case Notification Plan**

**Case Z2014-022**

Council District: 3  
 School District: San Antonio ISD  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 3176 BLK 1 LOT 18 & 19

**Legend**

- Subject Properties (0.1343 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



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

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014022  
Hearing Date: November 19, 2013  
Property Owner: Aftab Halai Hussain  
Applicant: Aftab Halai Hussain  
Representative: Aftab Halai Hussain  
Location: 1336 Rigsby Avenue  
Legal Description: Lots 18 and 19, Block 1, NCB 3176  
Total Acreage: 0.1343  
City Council District: 3  
Case Manager: Tony Felts, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is currently occupied by an approximately 2,067 square-foot, vacant, three-unit residential structure. The structure was built, according to BCAD records, in 1923. The property consists of two platted lots that were platted into the current configuration in 1907.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4" and "MF-25"

**Current Land Uses:** Apartments

**Direction:** West

**Current Base Zoning:** "C-2", "R-4"

**Current Land Uses:** Convenience Store and Single-Family Residences

**Direction:** South and East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family Residences

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

## **Transportation**

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Local Street; two lanes in each direction, with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Hallie Avenue

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

**Proposed Changes:** None known

**Public Transit:** VIA lines 30 and 230 operate along Rigsby Avenue, with multiple stops near the subject property.

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

**Parking Information:** The application refers to an existing triplex structure. Off-street vehicle parking requirements for housing are typically determined by the number of units. Three-family dwellings require a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit.

**Staff Analysis and Recommendation: Denial of “RM-4” with an alternate recommendation of Approval for “RM-5” Residential Mixed District.**

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

**1. Consistency:**

The subject property is not located within an adopted future land use plan. The immediate vicinity consists of a mix of various uses and zoning districts, including multi-family residential, commercial, and single-family residential.

**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. Given the absence of an adopted future land use plan, and the site’s existing development, a mixed residential zoning district is appropriate for the tract.

**3. Suitability as Presently Zoned:**

Although the existing zoning, given the surrounding land uses, could be considered appropriate for the site, the subject property has been developed as a triplex for 90 years. The existing use is not eligible for registration as a Legal Nonconforming Use because the units have been vacated for more than 12 months at a time.

**4. Health, Safety and Welfare:**

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

**5. Public Policy:**

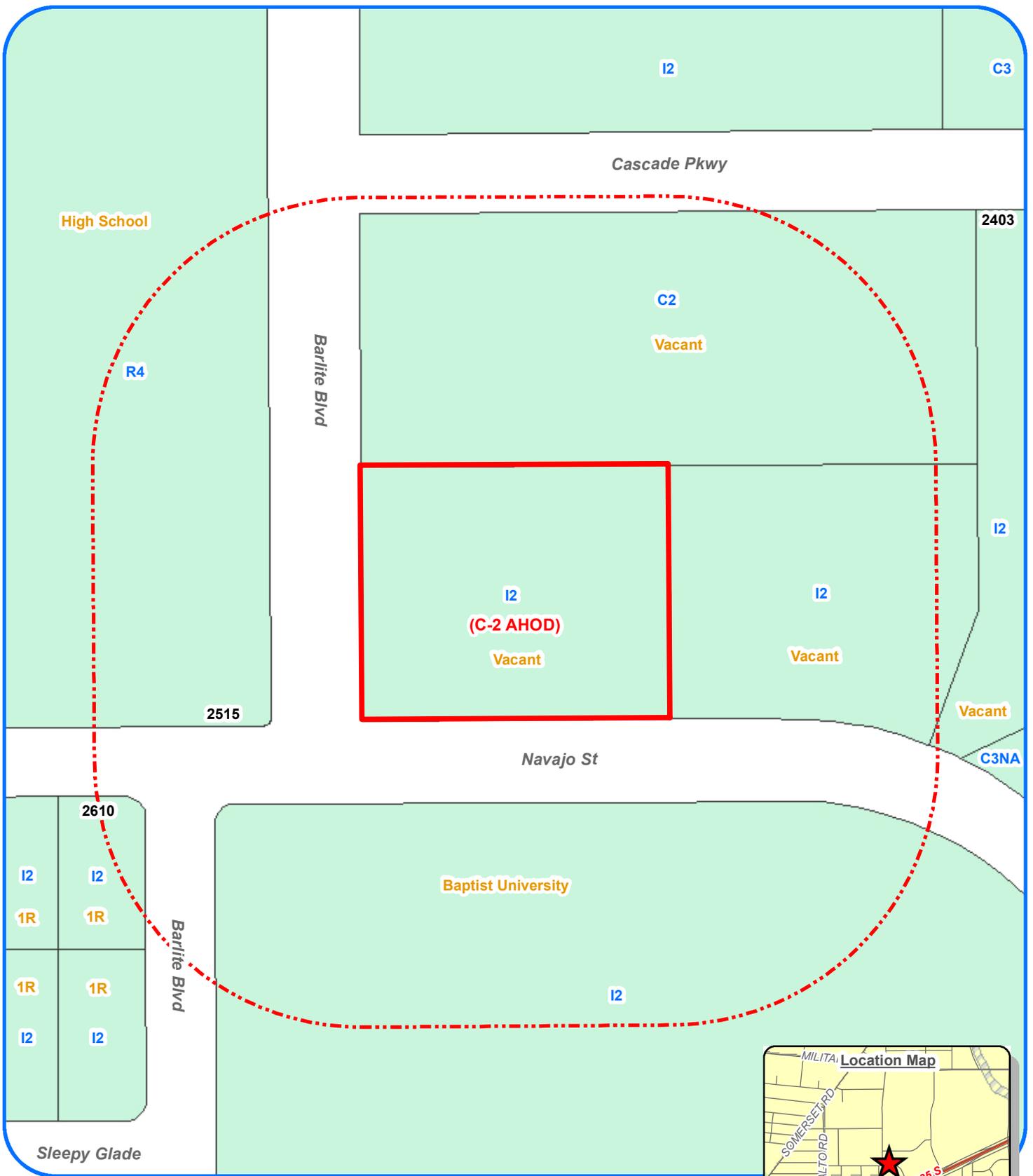
The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 0.1343 acres in size. The size of the tract is sufficient for the use as a triplex and the required parking.

**7. Other Factors:**

The “RM-4” district allows a maximum of four dwelling units on a single lot; while the “RM-5” district allows a maximum of three dwelling units on a single lot. The subject property is currently developed with three dwelling units and five parking spaces. Staff is supportive of rezoning the property to a zoning district that accommodates the existing use; however, there is concern about the structure being further subdivided or expanded to add a fourth dwelling unit without sufficient parking.



## Zoning Case Notification Plan

### Case Z2014-023

Council District: 4  
 School District: South San ISD  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11186 BLK 0 LOT P-108D

#### Legend

- Subject Properties ——— (1.003 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



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

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014023  
Hearing Date: November 19, 2013  
Property Owner: Alecozay Family Ltd. Partnership (by Abraham Alecozay, Manager/President)  
Applicant: Charles Christian  
Representative: Charles Christian  
Location: A portion of the 2400 and 2500 Blocks of Navajo Street  
Legal Description: Parcel 108D, NCB 11186  
Total Acreage: 1.003  
City Council District: 4  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 7

**Neighborhood Associations:** None

**Planning Team Members:** 35 – West / Southwest Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned “Temp A” Temporary Single Family Residence District. In a 1955 case, the property was rezoned to “MM” Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The subject site is currently vacant and is not platted.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-2”

**Current Land Uses:** Vacant land

**Direction:** East

**Current Base Zoning:** “I-2”

**Current Land Uses:** Vacant land

**Direction:** South

**Current Base Zoning:** “I-2”

**Current Land Uses:** Private university

**Direction:** West

**Current Base Zoning:** “R-4” and “I-2”

**Current Land Uses:** High school 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:** Navajo Street

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

**Proposed Changes:** None known

**Thoroughfare:** Barlite Boulevard

**Existing Character:** Local Street; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 51 operates along Barlite Boulevard, west of the subject property.

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

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

Medical – Clinic - Minimum Parking Requirement: 1 space per 400 square feet GFA (gross floor area); Maximum Parking Requirement: 1 space per 100 square feet GFA.

## **Staff Analysis and Recommendation: Approval**

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation. The General Urban Tier allows a range of medium to high density uses, such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Nearby properties are developed as a school, medical clinic, and hospital. The “C-2” district permits uses that serve medium and high residential uses, including the local and wider communities.

### **3. Suitability as Presently Zoned:**

The “I-2” base zoning district is not appropriate for the subject property. The “I-2” district is meant to accommodate intense industrial uses, which would adversely affect the neighboring residences, school and hospital.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

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

### **6. Size of Tract:**

The subject property is 1.003 acres in size, which reasonably accommodates uses permitted in “C-2” and the typical parking requirement.

### **7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z2014-024

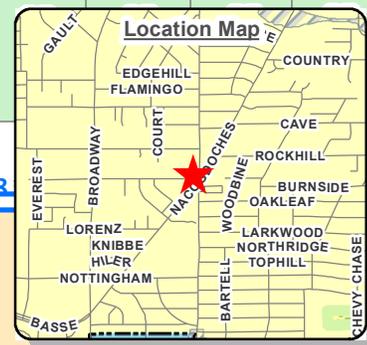
Council District: 10

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11889 BLK Lot 2 & 3

#### Legend

- Subject Properties ——— (0.4327 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
City of San Antonio  
(11/06/2013 - J. Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014024

Hearing Date: November 19, 2013

Property Owner: Estate of Yvonne S. Lifshutz (by James Lifshutz, Executor)

Applicant: James Lifshutz, Executor of Estate of Yvonne Parks Seyler Lee Lifshutz

Representative: Cassandra Ortiz

Location: 363 and 365 East Terra Alta

Legal Description: Lots 2 and 3, NCB 11889

Total Acreage: 0.4327

City Council District: 10

Case Manager: Osniel Leon, Planner

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

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 54

**Registered Neighborhood Associations within 200 feet:** Oak Park - Northwood Neighborhood Association

**Planning Team:** Northeast Inner Loop Neighborhood Plan (34)

**Applicable Agencies:** City of San Antonio Department of Aviation

## Property Details

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The property is developed with a residential structure measuring approximately 5,788 square feet in size that was built in 1986. The property is platted (Volume 2575, Page 245 of the Bexar County Deed and Plat records).

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

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartments

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-family residences

**Direction:** South

**Current Base Zoning:** "R-4", "C-2"

**Current Land Uses:** Duplexes, gas station, apartments, bank

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Retail center

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

## Transportation

**Thoroughfare:** East Terra Alta Road

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

**Proposed Changes:** None known

**Thoroughfare:** North New Braunfels Avenue

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the number 10 and 647 lines, which operate along New Braunfels Avenue, south of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by type, use and building size. The rezoning application refers to proposed office uses.

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.

Given the size of the existing residential structure (5,788 square feet), the use will be required to provide a minimum of 19 parking spaces.

The requested "O-1" district requires parking be located to the rear of the principal structure, with up to two rows of parking located in the front. However, the location requirements for parking will apply only to new construction.

## **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 Northeast Inner Loop Neighborhood Plan and is currently designated as "Neighborhood Commercial" in the future land use plan. The requested "O-1" zoning district is consistent with the future land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of adverse impacts on the surrounding neighborhood. Staff finds the requested zoning appropriate due to the subject property's location. The uses permitted in the "O-1" zoning district include low-impact service uses, which are most appropriately located along collector or arterial streets. The requested zoning designation can serve as buffer between low and medium density residential uses to the west and commercial uses to the east.

However, staff has concerns about the availability of parking on the subject property. The existing residential structure is meant to be used as the office. The structure measures over 5,700 and will require a minimum of 19 off-street parking spaces. The minimum parking requirement cannot be met on the subject property. Should the office use be permitted, traffic congestion due to on-street parking may will likely impact the surrounding neighborhood.

### **3. Suitability as Presently Zoned:**

The current "R-5" Residential Single-Family District is not consistent with the future land use designation. According to the Northeast Inner Loop Neighborhood Plan, the Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions.

### **4. Health, Safety and Welfare:**

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

### **5. Public Policy:**

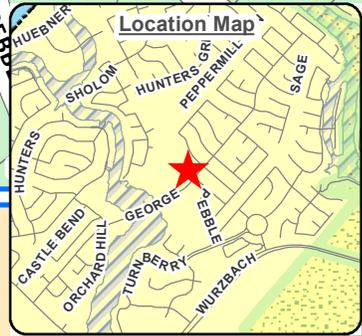
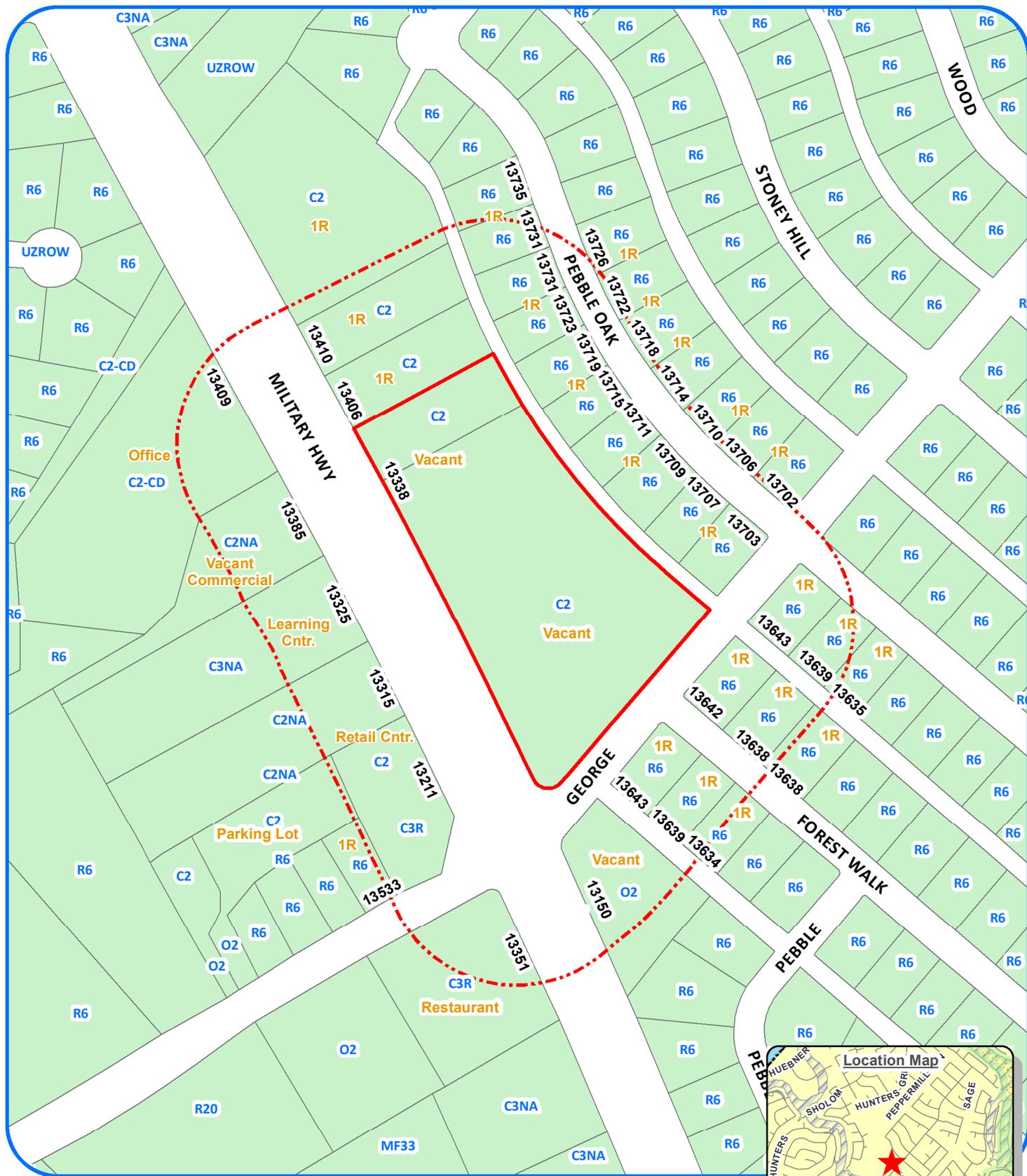
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 0.4327 acres, which should reasonably accommodate the proposed commercial use with adequate space for parking, if the property was undeveloped.

### **7. Other Factors:**

The subject property is too small and the existing structure is too large to accommodate the required amount of off-street parking for the proposed office use. The property owner has multiple options related to parking. Parking may be provided off-site, through a cooperative parking agreement; or the parking requirement may be reduced through a Variance from the Board of Adjustment or through an Administrative Exception from the Director of the Development Services Department. Although these options exist, staff is concerned about the impact of increased on-street parking in the area.



# Notification Plan

## Case Z2014-040

Council District: 8  
 School District: North East ISD  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 17000 BLK 5 Lot 1 & 2

### Legend

- Subject Properties ——— (3.614 Acres)
- 200' Notification Area - - - - -
- Current Zoning TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept  
 City of San Antonio  
 (11/08/2013 - J. Ramirez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Case #: Z2014040  
Hearing Date: November 19, 2013  
Property Owner: Northwest George, Ltd. (by James E. Sullivan, Manager)  
Applicant: Northwest George, Ltd. (by James E. Sullivan, Manager)  
Representative: P.W. Christensen, P.C. (Patrick Christensen)  
Location: A portion of the 13300 Block of Northwest Military Highway  
Legal Description: Lots 1 and 2, Block 5, NCB 17000  
Total Acreage: 3.615  
City Council District: 8  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

### **Ordinance Amendment Request**

**Proposed Ordinance Amendment:** A request to amend Ordinance 73082, approved by the San Antonio City Council on February 14, 1991, to remove the following condition applicable to Lots 1 and 2: a one-foot non-access easement is imposed along the south property line bordering George Road; all zoning and overlay districts remaining unchanged.

**There is no request to change the zoning for the subject property. The property is zoned "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District.**

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on November 1, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on November 6, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 15, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 40

**Registered Neighborhood Associations within 200 feet:** Castle Hills Forest Homeowners Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1980 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 1991 case, the property was rezoned to "B-2" Business District. The 1991 ordinance included the following three conditions: 1) A six-foot solid screen fence is erected and maintained along a line five feet from the east property line adjacent to the single-family residential property; 2) a one-foot non-access easement is imposed along the south property line bordering George Road; and, 3) a 10-foot landscape buffer is maintained on the south side adjacent to George Road. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property was platted into its current configuration in 2006 (volume 9572, page 225 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Offices and single-family residences

**Direction:** East and Southeast

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-family residences

**Direction:** South and West

**Current Base Zoning:** "O-2", "C-3 R", "R-6", "C-2", "C-2NA" and "C-2 CD"

**Current Land Uses:** Vacant land, restaurant, single-family residences, retail center, parking and offices

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

All surrounding properties 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:** Northwest Military Highway

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

**Proposed Changes:** None known

**Thoroughfare:** George Road

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 97 operates along Northwest Military Highway south of the subject property.

**Traffic Impact:** A Traffic Impact Analysis is not required for a request to amend an ordinance. Development plans will be reviewed, including traffic impact, at the building permit stage of development.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type and size of use. The "C-2" district allows a wide range of retail and service uses with varying parking requirements.

## **Staff Analysis and Recommendation: Approval of amending Ordinance 73082, as requested.**

**Criteria for Review:** The Unified Development Code does not include criteria for review related to requests to amend a zoning ordinance. According to Section 35-421, zoning amendments shall be based on the approval criteria below. Staff has utilized the same criteria to conduct analysis of the amending ordinance request.

### **1. Consistency:**

The subject property is located within the San Antonio International Vicinity Land Use Plan. Lot 1 (the larger, corner lot) is currently designated as Community Commercial; while Lot 2 (the smaller lot) is currently designated as Neighborhood Commercial in the Future Land Use component of the plan. The properties are also located in the North Sector Plan, which identifies the entire subject property area as Mixed Use Center. The proposed amending ordinance does not constitute a change of zoning; therefore, a finding of consistency is not required.

### **2. Adverse Impacts on Neighboring Lands:**

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

### **3. Suitability as Presently Zoned:**

The current zoning district is appropriate for the subject property and surrounding area. There are a variety of different base zoning districts adjacent to the subject property, ranging from "R-6" to "C-3".

### **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 3.615 of an acre in size, which should be able to reasonably accommodate the uses permitted in "C-2".

### **7. Other Factors:**

The amending ordinance request is meant to allow access to the subject property from George Road. When the property was platted, a 1-foot non-access easement was included on the plat in accordance with the ordinance. Should Ordinance 73082 be amended as requested, an amending plat will be required to fully remove the recorded easement.

Should the request be approved, the amended ordinance will pertain only to Lots 1 and 2.

There is no request to change the zoning for the subject property. The property is zoned "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District.



# Z2014040

## SUBDIVISION PLAT 060274 ESTABLISHING GEORGE ROAD RETAIL SUBDIVISION

BEING A 6.417 ACRE (279,538 SQUARE FEET) TRACT OF LAND OUT OF THE J.B. THOMPSON SURVEY NO. 64, ABSTRACT 740, NEW CITY BLOCK 17000, CITY OF SAN ANTONIO, BEING SAME 6.4231 ACRE TRACT AS DESCRIBED IN VOLUME 4887, PAGE 111, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

BEARINGS ARE BASED ON THE  
NORTHEAST RIGHT OF WAY LINE  
OF N.W. MILITARY HWY. AS  
BEING N26°32'00"W.



**LEGEND:**

EXIST.	-----	EXISTING
CLC'G	-----	CLC'G
TEL.	-----	TELEPHONE
CAFV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESKTY.	-----	EASEMENT
B.S.L.	-----	BUILDING SETBACK LINE
R.S.W.	-----	RIGHT-OF-WAY
N.C.B.	-----	NEW CITY BLOCK
BLK.	-----	BLOCK

- NOTES**
- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING) ONLY THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (INDICATED ON COMMUNITY PANEL NUMBER 4800100318 DATED JANUARY 4, 2005, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
  - PLAT ESTABLISH THE FOUR (4) COMMERCIAL LOTS AND ONE (1) TREE PRESERVATION EASEMENT AREA.
  - STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION DATA OBTAINED FROM GEODETY, INC.
  - ROTATE BEARINGS 00°12'41" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
  - A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

- TxDOT NOTES**
- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE PROPERTY RIGHT-OF-WAY.
  - MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 1,000 FT.
  - IF SIDEWALKS ARE REQUIRED BY APPLICABLE CITY ORDINANCE, A SIDEWALK SHALL BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED.

**SEWER FEE NOTE**

IMPACT FEE PAYMENT CALC. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID FROM TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S15°01'41"E	93.73'	L13	N61°28'00"E	12.43'
L2	S48°55'08"E	90.60'	L14	S73°33'00"E	42.57'
L3	N46°52'00"E	7.00'	L15	N61°28'00"E	104.31'
L4	N41°09'10"E	2.00'	L16	S72°52'21"E	34.83'
L5	S48°50'50"E	81.81'	L17	S27°12'41"E	166.8'
L6	S15°01'41"E	61.64'	L18	N81°28'00"W	25.01'
L7	S15°01'41"E	38.09'	L19	N27°12'41"W	143.77'
L8	S48°55'05"E	90.00'	L20	N72°52'21"W	34.83'
L9	N62°46'44"E	30.01'	L21	S81°28'00"W	126.03'
L10	N22°13'53"W	221.76'	L22	S27°13'53"E	307.39'
L11	N73°32'00"W	49.57'	L23	S67°49'11"W	59.03'
L12	N28°32'00"W	30.00'			

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	29°49'09"	90.00'	23.96'	48.84'	46.31'	S33°56'16"E
C2	29°55'45"	106.00'	283.82'	654.63'	548.20'	S34°05'2"E
C3	113°47'03"	25.00'	38.34'	49.89'	47.88'	N26°27'12"W
C4	02°14'09"	11529.20'	224.98'	449.12'	442.83'	N82°13'41"W
C5	29°49'09"	88.00'	23.43'	43.80'	45.26'	S33°56'16"E
C6	02°37'26"	1082.00'	24.32'	48.82'	48.82'	S20°24'42"E
C7	04°32'18"	1082.00'	45.73'	90.29'	90.26'	S24°09'39"E
C8	04°34'40"	1082.00'	45.54'	91.23'	91.00'	S28°03'07"E
C9	17°34'24"	1082.00'	164.15'	325.73'	324.45'	S42°11'32"E

STATE OF TEXAS  
COUNTY OF BEXAR

THE DIVISION OF THE LAND SHOWN ON THIS PLAT IS PERFORMED BY PERSONS A FULLY APPROVED ARCHITECTS TO THE USE OF THE PUBLIC. CERTAIN PARTS HEREOF AS TO THE PLACEMENT OF ALL UTILITIES, ALLEYS, RAILS, WATER CONDUITS, DRAINAGE, AND PUBLIC ACCESS HEREON FROM THE PLANNING AND CONSTRUCTION OF THIS PROJECT.

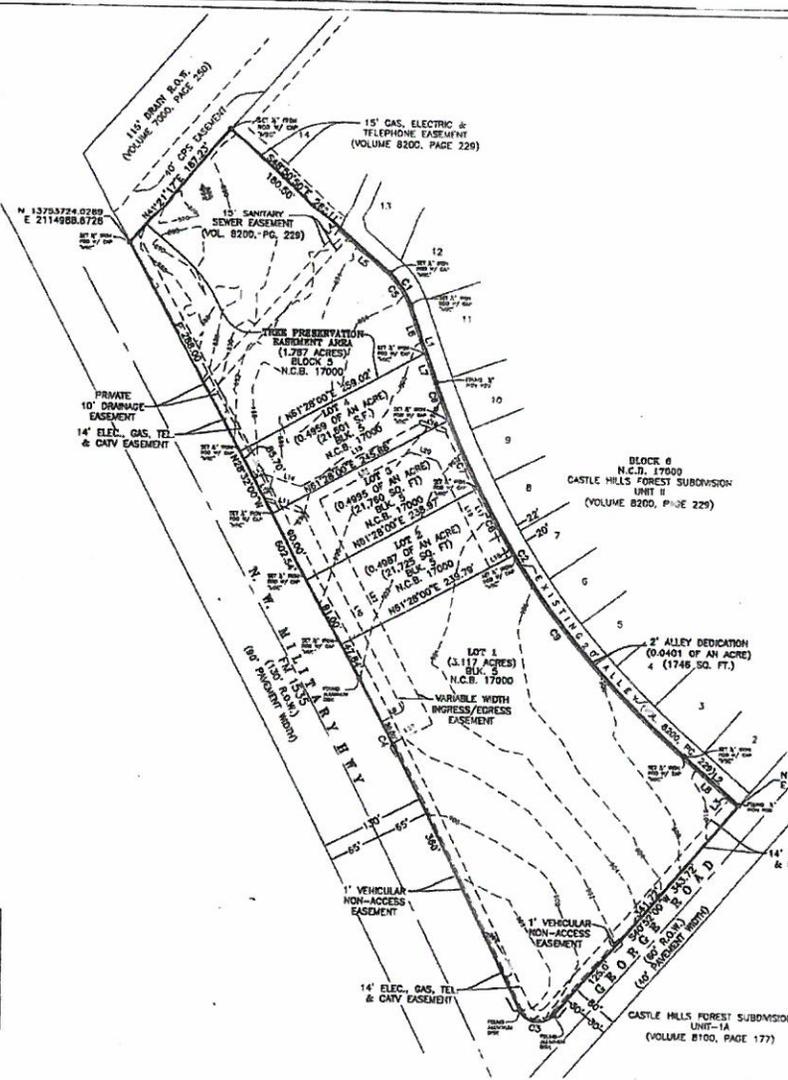
**INVESTMENT CAPITAL, LTD.,**  
A TEXAS LIMITED PARTNERSHIP

BY: *[Signature]*  
DAVID L. ALLEN  
DAVID L. ALLEN  
PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARIES PUBLIC

**FERNANDO SAENZ**  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 04-26-2010



**OWNER/DEVELOPER:**  
NORTHWEST GEORGE, LTD.,  
A TEXAS LIMITED PARTNERSHIP

**BY: NORTHWEST GEORGE GP, LLC**  
ITS GENERAL PARTNER

**JAMES E. SULLIVAN, JR.,**  
MANAGER  
2821 MANANA #110  
DALLAS, TEXAS 75220



**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78222  
(210) 540-1122 Fax (210) 545-9302  
www.mbcinc.com

**29229-1175**

THIS PLAT OF **GEORGE ROAD RETAIL SUBDIVISION** WAS FILED WITH THE CITY CLERK OF THE CITY OF SAN ANTONIO, TEXAS AND RECORDED IN THE OFFICE OF THE CITY CLERK OF SAN ANTONIO, TEXAS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS ORDINANCE NUMBER 17000, AS AMENDED BY ORDINANCE NUMBER 17001, AS AMENDED BY ORDINANCE NUMBER 17002, AS AMENDED BY ORDINANCE NUMBER 17003, AS AMENDED BY ORDINANCE NUMBER 17004, AS AMENDED BY ORDINANCE NUMBER 17005, AS AMENDED BY ORDINANCE NUMBER 17006, AS AMENDED BY ORDINANCE NUMBER 17007, AS AMENDED BY ORDINANCE NUMBER 17008, AS AMENDED BY ORDINANCE NUMBER 17009, AS AMENDED BY ORDINANCE NUMBER 17010, AS AMENDED BY ORDINANCE NUMBER 17011, AS AMENDED BY ORDINANCE NUMBER 17012, AS AMENDED BY ORDINANCE NUMBER 17013, AS AMENDED BY ORDINANCE NUMBER 17014, AS AMENDED BY ORDINANCE NUMBER 17015, AS AMENDED BY ORDINANCE NUMBER 17016, AS AMENDED BY ORDINANCE NUMBER 17017, AS AMENDED BY ORDINANCE NUMBER 17018, AS AMENDED BY ORDINANCE NUMBER 17019, AS AMENDED BY ORDINANCE 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AN ORDINANCE

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

\* \* \* \* \*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 35-3007 of Chapter 35 of the City Code of the City of San Antonio (said Chapter being the Unified Development Code, containing the comprehensive zoning ordinance) is hereby amended so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

CASE NO. Z90060-B

The rezoning and reclassification of property from Temporary "R-1" One-Family Residence District to "B-2" Business District, listed below as follows:  
Parcel 6, NCB 17000.

In the 13600 block of N.W. Military Highway

Provided that a six-foot solid screen fence is erected and maintained along a line five feet from the east property line adjacent to the single-family residential property; that a one-foot non-access easement is imposed along the south property line bordering George Rd. and the residential neighborhood to the east; and that a 10-foot landscape buffer is maintained on the south side adjacent to George Rd.

SECTION 2. That all other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35-1024.

SECTION 3. That the Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM:

*Lloyd Guzman*  
\_\_\_\_\_  
City Attorney

73082