

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, November 4, 2014**  
**12:45 PM**

### ZONING COMMISSIONERS

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

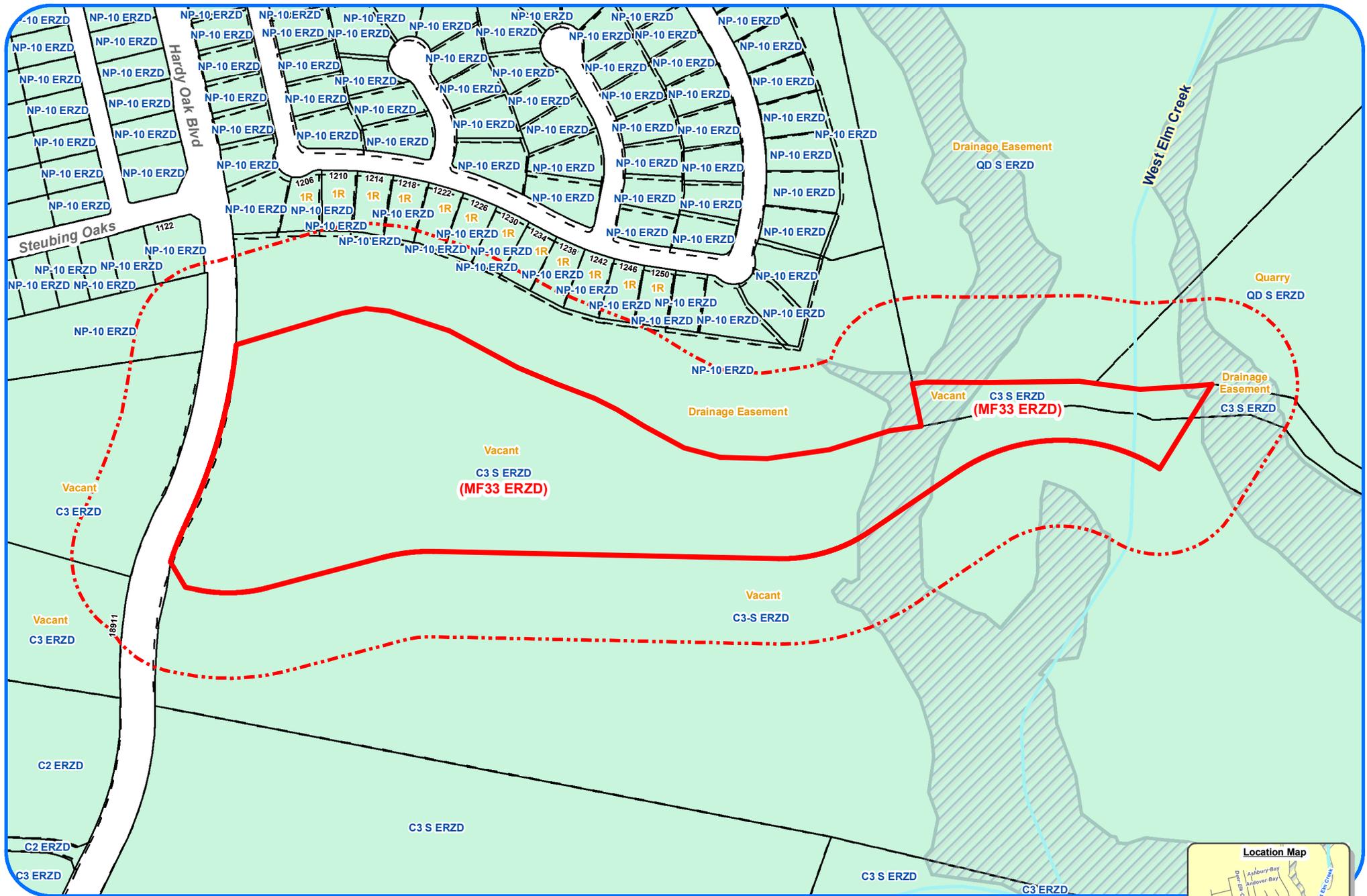
1. **12:45 PM** - Work Session – Tobin Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for November 4, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of October 21, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2015006 (Council District 4) – POSTPONED:** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on P- 48D, NCB 15605 and P-85, NCB 15613 (7.542 Acres) on a portion of the 6100 Block of Old Pearsall Road.
7. **ZONING CASE NUMBER Z2014217 ERZD (Council District 9):** A request for a change in zoning from “C-3 S ERZD MLOD” General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Hospital to “MF-33 ERZD MLOD” Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District on 17.754 acres out of NCB 19221 and NCB 15669 on a portion of the 18900 and 19000 Blocks of Hardy Oaks Boulevard.
8. **ZONING CASE NUMBER Z2014253 (Council District 4):** A request for a change in zoning from “MF-25 AHOD” Multi-Family Airport Hazard Overlay District and “MF-25 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “MF-33 GC-2 AHOD” Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 29, Block 31, NCB 19300; 8823 Dugas Road.
9. **ZONING CASE NUMBER Z2014262 (Council District 8):** A request for a change in zoning from “MPCD MLOD-1” Master Planned Community Camp Bullis Military Lighting Overlay District and “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District to “MF-33 MLOD-1” Multi-Family Camp Bullis Military Lighting Overlay District on 10.00 acres out of NCB 15825 on a portion of the 14000 Block of Vance Jackson.

10. **ZONING CASE NUMBER Z2014265 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units (Triplex) on Lot 13, NCB 3599; 637 West Elmira Street.
11. **ZONING CASE NUMBER Z2014215 (Council District 7):** A request for a change in zoning from “RE AHOD” Residential Estate Airport Hazard Overlay District to “R-20 AHOD” Residential Single-Family Airport Hazard Overlay District on 1.645 acres out of Tract 7, Block K, NCB 14663; 6850 Oxford Trace.
12. **ZONING CASE NUMBER Z2014246 (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-3” Residential Single-Family Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432; 208 Roanoke Avenue.
13. **ZONING CASE NUMBER Z2014268 (Council District 1):** A request for a change in zoning from “H HS O-2 AHOD” Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District to “H HS C-2 IDZ AHOD” Historic Significant Commercial Lavaca Historic Infill Development Zone Airport Hazard Overlay District on Lot 4, Block 4, NCB 13815; 604 South Alamo Street.
14. **ZONING CASE NUMBER Z2014270 (Council District 2):** A request for a change in zoning from “MF-33 EP-1 AHOD” Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to “IDZ EP-1 AHOD” Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District, “MF-33” Multi-Family District and Multi-Family District uses not to exceed 70 Units per acre on 12.60 acres out of Lots 23 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lots 1, 2, 8 and 9, All of Block, NCB 1329; Lots 1 through 16, All of Block, NCB 1345; and Lots 1 through 30, All of Block, NCB 1346; 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of Mittman Street.
15. **ZONING CASE NUMBER Z2014272 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 35, NCB 6797; 1435 Northwest 24th Street.
16. **ZONING CASE NUMBER Z2014273 CD (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 11, NCB 14849 on a portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410).
17. **ZONING CASE NUMBER Z2014274 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 19 and Lot 20, NCB 12179; 4555 Walzem Road.
18. **ZONING CASE NUMBER Z2014275 (Council District 10):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2.56 acres out of NCB 15837 on a portion of the 12600 Block of Scarsdale.
19. **ZONING CASE NUMBER Z2015001 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District on Lot A-6, Block 100, NCB 273; 301 Colima Street.

20. **ZONING CASE NUMBER Z2015003 (Council District 1):** A request for a change in zoning from “C-3NA RIO-2 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District, “I-1 RIO-2 AHOD” General Industrial River Improvement Overlay-2 Airport Hazard Overlay District, “O-2 RIO-2 AHOD” High-Rise Office River Improvement Overlay-2 Airport Hazard Overlay District and “MF-33 RIO-2 AHOD” Multi-Family River Improvement Overlay-2 Airport Hazard Overlay District to “IDZ RIO-2 AHOD” Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses of Single-Family Residential Uses attached townhouses at a density not to exceed 25 units per acre on 1.179 acres out of Lots C, D, E, P and Q, Block 6, NCB 832 and Lots 15-17 and 21, Block 7, NCB 6795; 818 East Myrtle Street, 1110 and 1114 East Euclid.
21. **ZONING CASE NUMBER Z2015004 (Council District 1):** A request for a change in zoning from “MF-33 H AHOD S” Multi Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized) to “IDZ H AHOD” Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and “RM-4 H AHOD” Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all on Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935; 139 Cedar Street and 311 Pereida.
22. **ZONING CASE NUMBER Z2015007 (Council District 2):** A request for a change in zoning from “AE-3 HS AHOD” Historic Significant Arts and Entertainment-3 Airport Hazard Overlay District to “IDZ HS AHOD” Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in “D” Downtown District on Lots 1 & 2 and all of Lots 3-18, Block 1, NCB 595; All of Lots 1-18, Block A, NCB 593; 1617 and 1631 East Commerce Street.
23. **ZONING CASE NUMBER Z2015008 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 3, NCB 10016; 1426 McCauley Boulevard.
24. **ZONING CASE NUMBER Z2015010 (Council District 7):** A request for a change in zoning from “C-3R” General Commercial Restrictive Alcohol Sales District to “C-2” Commercial District on Lot 11, Block 1, NCB 19198; Lots 77, 78 and 79, Block 6, NCB 18163 on properties located at the intersection of New Guilbeau Road and North Loop 1604 West.
25. **Director’s Report.**
26. **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.
27. **ADJOURNMENT.**

**Accessibility Statement**

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



**Zoning Case Notification Plan**  
**Case Z2014-217**

Council District 9  
 School District: NorthEast I.S.D.  
 Scale: 1" approx. = 300 Feet  
 Subject Property Legal Description(s): NCB 15669 & 19221 - BLOCK 000 - LOT P-1B, P-3F, P-23A,P-4, P-4A & P-3C

- Legend**
- Subject Properties (17.754 Acres) ▬
  - 200' Notification Area - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - Single Family Residential **1R**
  - 100-Year DFIRM Floodplain ▨



Development Services Dept  
 City of San Antonio  
 (10/16/2014 - R Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014217 ERZD

Hearing Date: November 4, 2014

Property Owner: M2G Ventana, Ltd.

Applicant: Oden Hughes, LLC

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

Location: A portion of the 18900 and 19000 Blocks of Hardy Oaks Boulevard

Legal Description: 17.754 acres out of NCB 19221 and NCB 15669

Total Acreage: 17.754

City Council District: 9

Case Manager: Trenton Robertson, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "C-3 S ERZD MLOD" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Hospital

**Requested Zoning:** "MF-33 ERZD MLOD" Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Planning Team:** North Sector Plan-39

**Applicable Agencies:** Camp Bullis and SAWS

## **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-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District. In a 2007 case, the property was rezoned to “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital. The property is not platted and is currently undeveloped.

**Topography:** A portion of the property lies within the 100-year floodplain, along the eastern portion. There are no other abnormal physical features.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “QD” and “NP-10”

**Current Land Uses:** Single-Family Residences, Quarry and Vacant

**Direction:** South, East and West

**Current Base Zoning:** “C-3”, “NP-10” and “QD”

**Current Land Uses:** Vacant and Quarry

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

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

## **Transportation**

**Thoroughfare:** Hardy Oak Boulevard

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 648 operates along East Sonterra Boulevard access road, south of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the Zoning Commission Meeting.

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

### **Multi-Family Dwellings**

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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

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

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "MF-33" base zoning district is consistent with the adopted land use designation.

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

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a potential environmental concern related to the portion of the property that lies within the 100-year floodplain, along the eastern portion, where recharge may occur. SAWS staff recommends that a floodplain buffer be provided to help mitigate environmental concerns.

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

The current "C-3 S" zoning district is not appropriate for the subject property. Current planning practices encourage less intense uses to be located between single-family residential and General Commercial uses. The "MF-33" zoning district will create a buffer between the intense commercial uses to the east and south and the single-family residential neighborhood to the north.

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

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

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

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

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

The subject property is 17.754 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

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

#### SAWS Summary:

The property is classified as a Category 2 property.

A portion of the eastern portion of the property lies within the 100-year flood plain.

SAWS staff recommends a maximum impervious cover limits of 50% for the 17.754 acre area.

SAWS staff recommends approval.

There are a number of conditions detailed in the attached SAWS report.

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

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

SAWS  
RECEIVED

2014 OCT 14 AM 11:18

**To:** Zoning Commission Members

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

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

**Subject:** Zoning Case Z2014217 (Agora Palms Multi-family)

**Date:** October 14, 2014

## SUMMARY

A request for a change in zoning has been made for an approximate 17.75-acre tract located on the city's northeast side. A change in zoning from **C-3 S MLOD ERZD** to **MF-33 MLOD ERZD** is being requested by the applicant, P.W. Christensen, P.C., by Mr. Patrick W. Christensen. The change in zoning has been requested to allow for a multi-family development. The property is classified as a Category 2.

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

## LOCATION

The subject property is located in City Council District 9, near the intersection of Hardy Oaks Blvd. and Sonterra Blvd. A total of 17.75 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

## SITE EVALUATION

### 1. Development Description:

The proposed change is from **C-3 S MLOD ERZD** to **MF-33 MLOD ERZD** (17.75 acres) and will allow for the construction of a multi-family development. Currently the site is undeveloped.

2. Surrounding Land Uses:

The Quarry at Iron Mountain subdivision is located to the north of the property. Undeveloped property is located to the east and south of the subject site. Hardy Oak Blvd. is located to the west of the property.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site visit on August 21, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Geologist, Mr. Kenneth Brooks, P.G., was present during the site evaluation.

The subject site was observed as a moderately to heavily vegetated lot located northwest of the intersection of Highway 281 and Sonterra Boulevard, and east of Hardy Oak Boulevard. The entire subject site was observed to be native vegetation and covered by native grasses and scrub brush.

The entire subject site was covered by thin native soils, with good to moderate exposure of bedrock. The east edge of the property lies in the 100 year floodplain of a dry creek.

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

The Leached and Collapsed Member of the Person Formation is characterized to be the most porous and permeable. This member is approximately 70 to 90 feet thick, and is known to be a water bearing member of the Edwards Aquifer. This Member is known as the most permeable and most environmentally sensitive of the Edwards Aquifer but did not exhibit these characteristics on this site.

The Cyclic and Marine Member of the Person Formation is limestone and dolomite; the limestone is honeycombed and interbedded with chalky, porous limestone and massive, recrystallized limestone. The member may contain zones with large porosity and permeability which may be laterally extensive and karstified, but these characteristics were not observed at the surface on this site.

No sensitive geological features were noted during the field visit.

## **ENVIRONMENTAL CONCERNS**

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

### **Site Specific Concerns**

1. A portion of the property lies within the 100-year floodplain, along the eastern portion, where recharge may occur.

### **General Concerns**

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

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The impervious cover shall not exceed 50% on the site.
2. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.

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

### **General Recommendations**

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

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

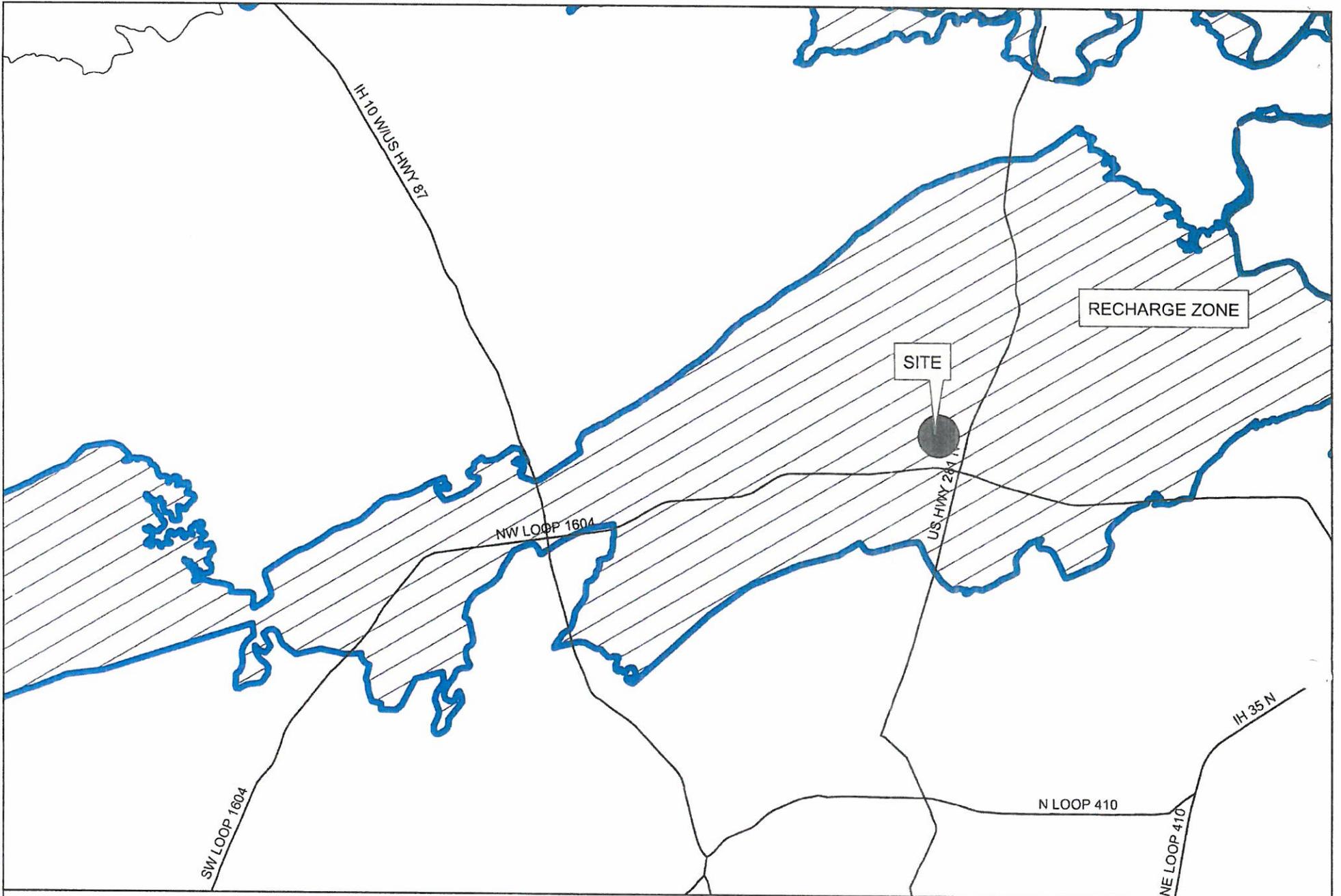
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the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

APPROVED:

  
\_\_\_\_\_  
Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division

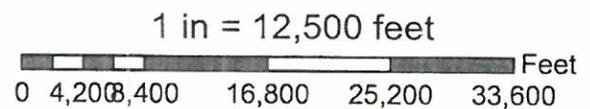
  
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Scott R. Halty  
Director  
Resource Protection & Compliance Department

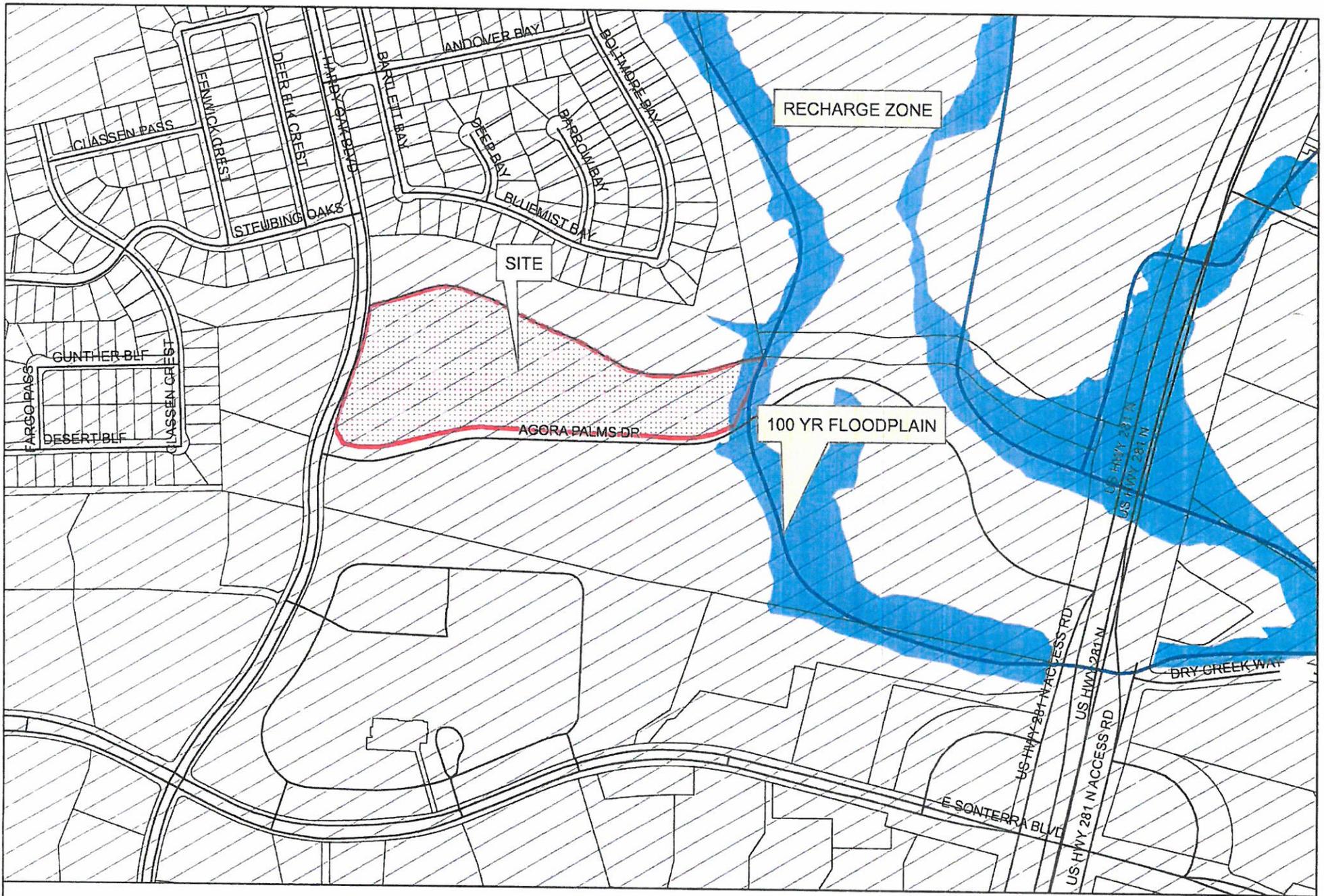
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ZONING CASE: AGORA PALMS MULTI-FAMILY (FIGURE 1)  
ZONING FILE: Z2014217  
MAP GRID: 151, B3

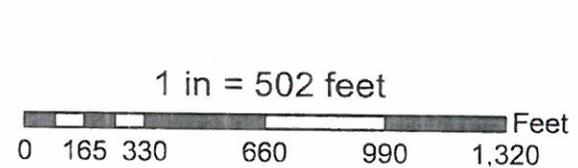
Map Prepared by Aquifer Protection & Evaluation 8/5/2014 MAE

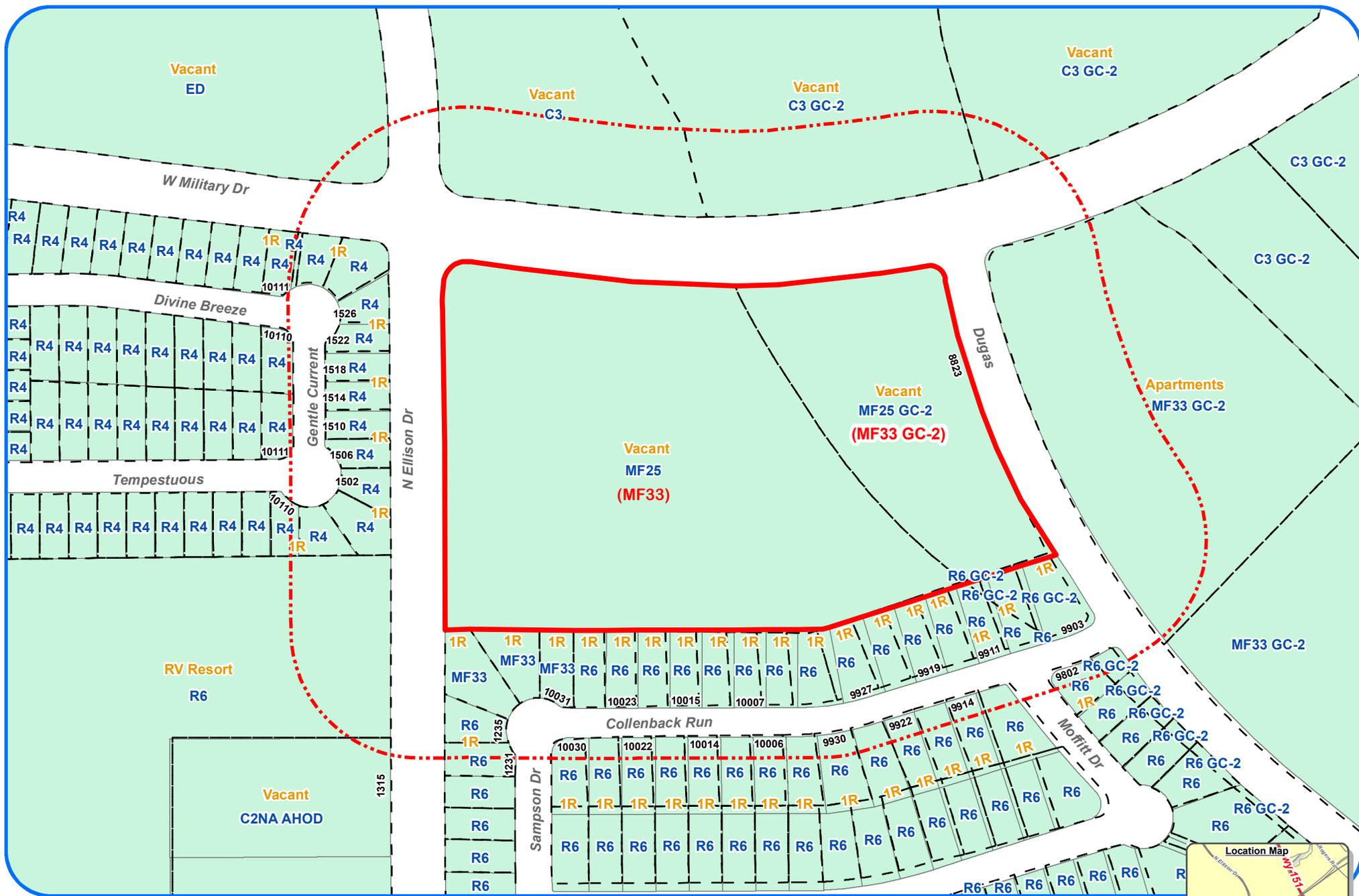




ZONING CASE: AGORA PALMS MULTI-FAMILY (FIGURE 2)  
 ZONING FILE: Z2014217  
 MAP GRID: 151, B3

Map Prepared by Aquifer Protection & Evaluation 8/5/2014 MAE





**Zoning Case Notification Plan**  
**Case Z2014-253**

Council District 4  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 34393 - BLOCK 000 - LOT P-2C

- Legend**
- Subject Properties (10.950 Acres)
  - 200' Notification Area
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - Single Family Residential **1R**
  - 100-Year DFIRM Floodplain



Development Services Dept  
 City of San Antonio  
 (09/23/2014 - R Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014253

Hearing Date: November 4, 2014

Property Owners: Robert D. Geringer

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 8823 Dugas Road

Legal Description: Lot 29, Block 31, NCB 19300

Total Acreage: 10.962

City Council District: 4

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the October 21, 2014 Zoning Commission public hearings.

### **Proposed Zoning Change**

**Current Zoning:** "MF-25 AHOD" Multi-Family Airport Hazard Overlay District and "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District-2

**Requested Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District-2

### **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 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 58

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

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

**Applicable Agencies:** None

## Property Details

**Property History:** The subject property was annexed in December of 2000 (Ordinance 92902), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2001 zoning case, the property was rezoned to "R-5" Residential Single-Family District and "R-6" Residential Single-Family District. In a 2002 zoning case, the property was rezoned to "MF-25" Multi-Family District. The property consists of one lot that was platted into the current configuration in 2014 (Volume 9671, page 156 of the Deed and Plat Records of Bexar County, Texas).

In a 2005 case, the "GC-2" Highway 151 Gateway Corridor was applied to properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604.

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

## Adjacent Zoning and Land Uses

**Direction:** South

**Current Base Zoning:** "R-6", "R-6 GC-2" and "MF-33"

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

**Direction:** East across Dugas Drive

**Current Base Zoning:** "MF-33 GC-2"

**Current Land Uses:** Apartments

**Direction:** West across North Ellison Drive

**Current Base Zoning:** "R-4" and "R-6"

**Current Land Uses:** Single-Family Dwellings and RV Resort

**Direction:** North

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

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:** The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

## Transportation

**Thoroughfare:** Dugas Road

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

**Proposed Changes:** None Known

**Thoroughfare:** West Military Drive

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

**Proposed Changes:** None Known

**Thoroughfare:** North Ellison Drive

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

**Proposed Changes:** None Known

**Public Transit:** The VIA bus line number 64, operate along West Military Drive. There is a VIA bus stop in front of the subject property at the corner of West Military Drive and North Ellison Drive.

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

**Parking Information:** Off-street parking requirements for multi-family uses are determined by the number of dwelling units. Minimum Requirement – 1.5 spaces per dwelling unit; Maximum Allowance – 2 spaces per dwelling 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 subject property is located within the West/Southwest Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The zoning request is not consistent with the adopted future 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.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "MF-33" Multi-Family District.

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

Both the existing "MF-25" Multi-Family District and requested "MF-33" Multi-Family District are suitable for the 10.962 -acre site. High density residential uses should be located along arterial thoroughfares or collector streets at the periphery of single-family residential neighborhoods and can be an appropriate transition between commercial development and low-density residential uses.

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

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

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

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

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

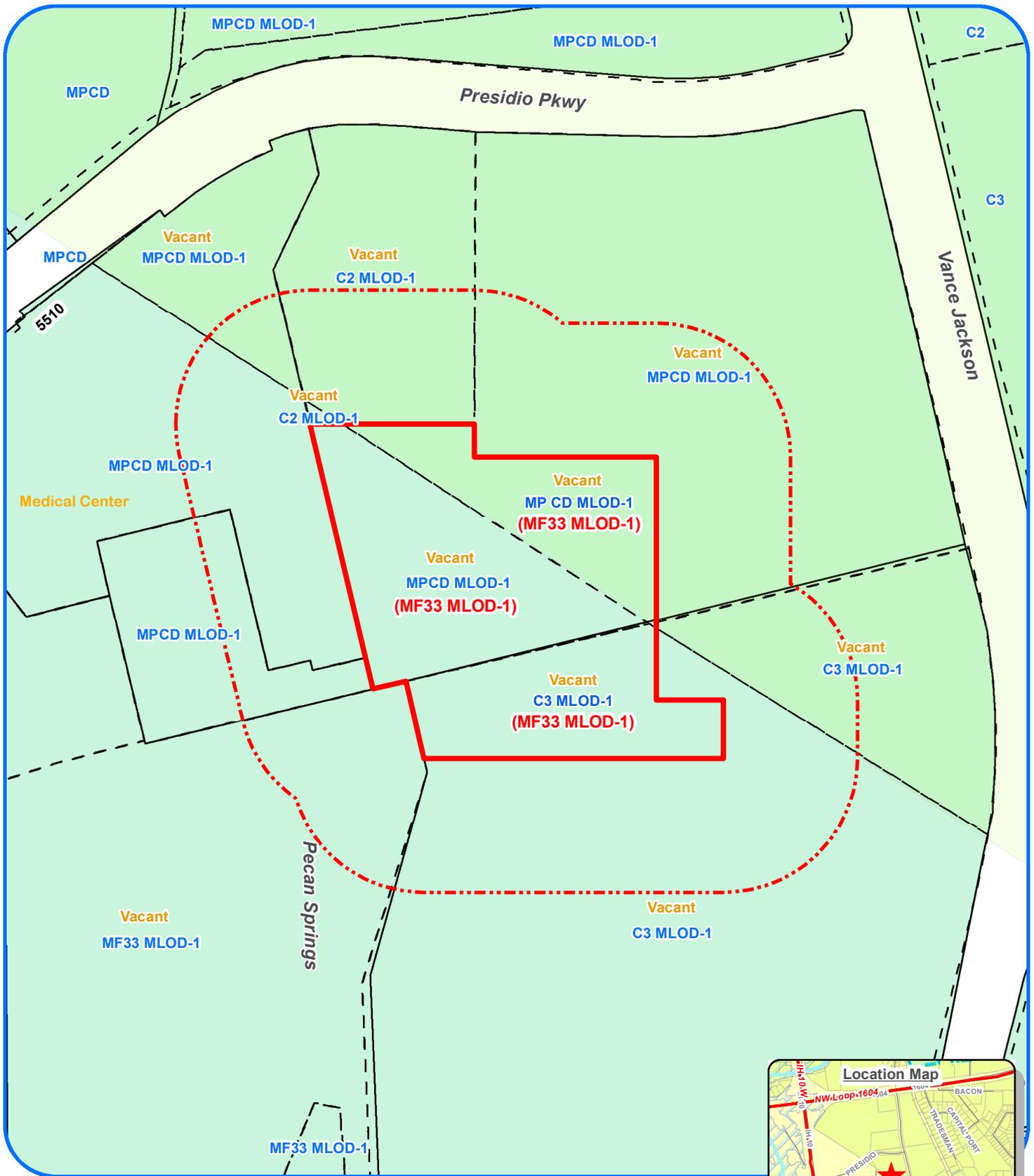
The subject property is 10.962 acres in size, and should reasonably accommodate a multi-family development and required parking.

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

The development of the 10.962 -acre site at the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this zoning request is to accommodate for a moderately higher density multi-family residential use that is compatible with the already-existing surrounding area.

Any new development within the Highway 151 Gateway Corridor must comply with the standards established within this Corridor.

The applicant requests the zoning change in order to allow development of 6 additional units. The existing "MF-25" Multi-Family District could not accommodate the additional 6 units.



## Zoning Case Notification Plan

### Case Z-2014-262

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15825 - BLOCK 000 - LOT 5 acres out of P-10D, P-18, P-1G, P-2F, P-10G,

#### Legend

- Subject Properties  (5.000 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  
(10/08/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014262

Hearing Date: November 4, 2014

Property Owners: Galleria Ventures, Ltd, by Galleria General Partner, LLC (Amin G. Cohen)

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

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

Location: Southwest side of Vance Jackson between Presidio Parkway and UTSA Parkway

Legal Description: 5.00 acres out of NCB 15825

Total Acreage: 5.00

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the October 21, 2014 Zoning Commission public hearings. The applicant amended the request to decrease the number of acres to 5.00 acres.

### Proposed Zoning Change

**Current Zoning:** "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "MF-33 MLOD-1" Multi-Family 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 October 3, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 8

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

**Planning Team:** North Sector Plan - 39

**Applicable Agencies:** The Camp Bullis Military Training Site

## **Property Details**

**Property History:** The project site, consisting of the amended 5.00 acres, was annexed in September of 1964 (Ordinance 32614), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1974 zoning case, the property was rezoned to "I-1" Light Industry District. In a 1994 case, the property was rezoned "B-3" Business District. Upon adoption of the 2001 UDC the previous base zoning district converted to "C-3" General Commercial District. In 2012, a portion of the subject property was rezoned to "MPCD" Master Planned Community District. The project site is undeveloped and is not platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** South

**Current Base Zoning:** "C-3 MLOD-1" and "MF-33 MLOD-1"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "C-3 MLOD-1" and "MPCD MLOD-1"

**Current Land Uses:** Vacant Land

**Direction:** North

**Current Base Zoning:** "C-2 MLOD-1" and "MPCD MLOD-1"

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** "MPCD MLOD-1" and "MF-33 MLOD-1"

**Current Land Uses:** Medical Center and Vacant Land

**Overlay and Special District Information:** The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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

## **Transportation**

**Thoroughfare:** Vance Jackson

**Existing Character:** Secondary Arterial Type A Street; 2 lanes in each direction with median and without sidewalks

**Proposed Changes:** None Known

**Thoroughfare:** Presidio Parkway

**Existing Character:** Collector Street; two lanes in each direction with median and sidewalks.

**Proposed Changes:** None Known

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

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

**Parking Information:** Off-street parking requirements for multi-family uses are determined by the number of dwelling units. Minimum Requirement – 1.5 spaces per dwelling unit; Maximum Allowance – 2 spaces per dwelling 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 subject property is located within the North Sector Plan and designated as Mixed Use Center in the future land use component of the plan. The requested "MF-33" Multi-Family District is not consistent with the Future Land Use designation. The applicant has requested a plan amendment to General Urban Tier. Although the Mixed Use Center encourages high-density multi-family development, the proposed residential density of 33 units per acre is too low to be considered consistent with the adopted land use designation. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "MF-33" Multi-Family District. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to expressways and major thoroughfares.

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

The existing "MPCD MLOD-1" and "C-3 MLOD-1" zoning designations as well as the requested zoning are appropriate for the area; however, the existing split-zoning is likely to impede cohesive development. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The area is being developed for a wide range of uses including a hospital, apartment complexes, restaurants and single-family residences.

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

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

Goal HOU-2 of the North Sector Plan: High density housing is developed near post secondary education facilities, principal and arterial transportation routes and major employment areas.

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

The subject property, as amended, is 5.00 acres in size, and should reasonably accommodate a multi-family development and required parking.

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

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604 and not immediately adjacent to Camp Bullis. However, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.



## Zoning Case Notification Plan

### Case Z-2014-265 CD

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03599 - BLOCK 000 - LOT 013

#### Legend

- Subject Properties ——— (0.100 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  
(09/17/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014265 CD

Hearing Date: November 4, 2014

Property Owner: Fred A. Flores, Jr.

Applicant: Fred A. Flores, Jr.

Representative: Fred A. Flores, Jr.

Location: 637 West Elmira Street

Legal Description: Lot 13, NCB 3599

Total Acreage: 0.1148

City Council District: 1

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued at the October 7, 2014 Zoning Commission public hearings.

#### **Proposed Zoning Change**

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

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

#### **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 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** Five Points Owners Association

**Planning Team Members:** Five Points Neighborhood Plan - 23

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938, and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2002 City-initiated case, the property was rezoned to the current "R-4" Residential Single-Family District. The property is developed with a single two story structure measuring approximately 2,812 square feet built in 1900's.

**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:** All

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

**Current Land Uses:** Single-family residences, multi-family residences, office, undeveloped land, Fine Silver Manufacturing

**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 Elmira Street

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are number 2, 82, 88, 202, 282 and 288, which operates along North Flores Street, east of the subject property.

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

**Parking Information:** Dwelling, 3 Family – Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

There also appears to be some question as to the ability of the applicant to meet the parking requirements as outlined in Table 526-3a – Parking in Residential Use Districts of the UDC. The applicant has indicated that there are Three Dwellings Units; thus, requiring five (5) parking spaces (Section 35-526 (i) states that in those cases where less than five (5) spaces are required, a full parking space shall be required to fulfill a fractional space requirement).

## **Staff Analysis and Recommendation: Denial**

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

### **1. Consistency:**

The property is located within the Five Points Neighborhood Plan, and is currently designated as Low Density Residential in the Future Land Use Plan. The requested "R-4 CD" Residential Single Family District with a Conditional Use for Three Dwellings Units (Triplex) is consistent with the future land use designation.

Low Density Residential land use includes single-family homes on individual lots. The land use plan strives to preserve the existing housing stock.

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

Granting of the Conditional Use will likely have an adverse impact on the neighboring lands. Approval of the requested Conditional Use for Three Dwellings Units (Triplex) will likely increase in traffic and on-street parking on a local street designed for single-family residential uses and traffic.

While most of the properties in the area have single-family zoning, there are several multi-family dwellings in the immediate vicinity. Seeing as there is an existing mix of residential uses in the area, the requested Conditional Use is compatible with the surrounding neighborhood.

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

The existing single-family zoning is appropriate for the subject property and is consistent with the adopted Five Points Neighborhood Plan designation.

Staff is concerned that the on-street parking situation will worsen if the overall density of the neighborhood increases. Special consideration should be given to the parking requirements.

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

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the Conditional Use request.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The requested conditional use would bring the existing Three Dwellings Units (Triplex) into compliance.

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

The request does not appear to conflict with any public policy objective. The existing "R-4" Residential Single Family District is designated as Low Density Residential in the Future Land Use Plan.

One of the neighborhood's highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

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

The subject property is not of sufficient size to accommodate the existing triplex and parking requirements. The applicant has submitted a site plan in order to comply with the Conditional Use requirements.

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

The existing Three Dwellings Units (Triplex) are an illegal use. The applicant unsuccessfully applied for nonconforming rights with the City of San Antonio.

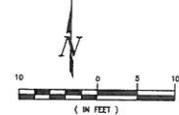
EXISTING 6' PRIVACY WOOD FENCE  
 N90°00'00" E 50.00'

Lot. 6

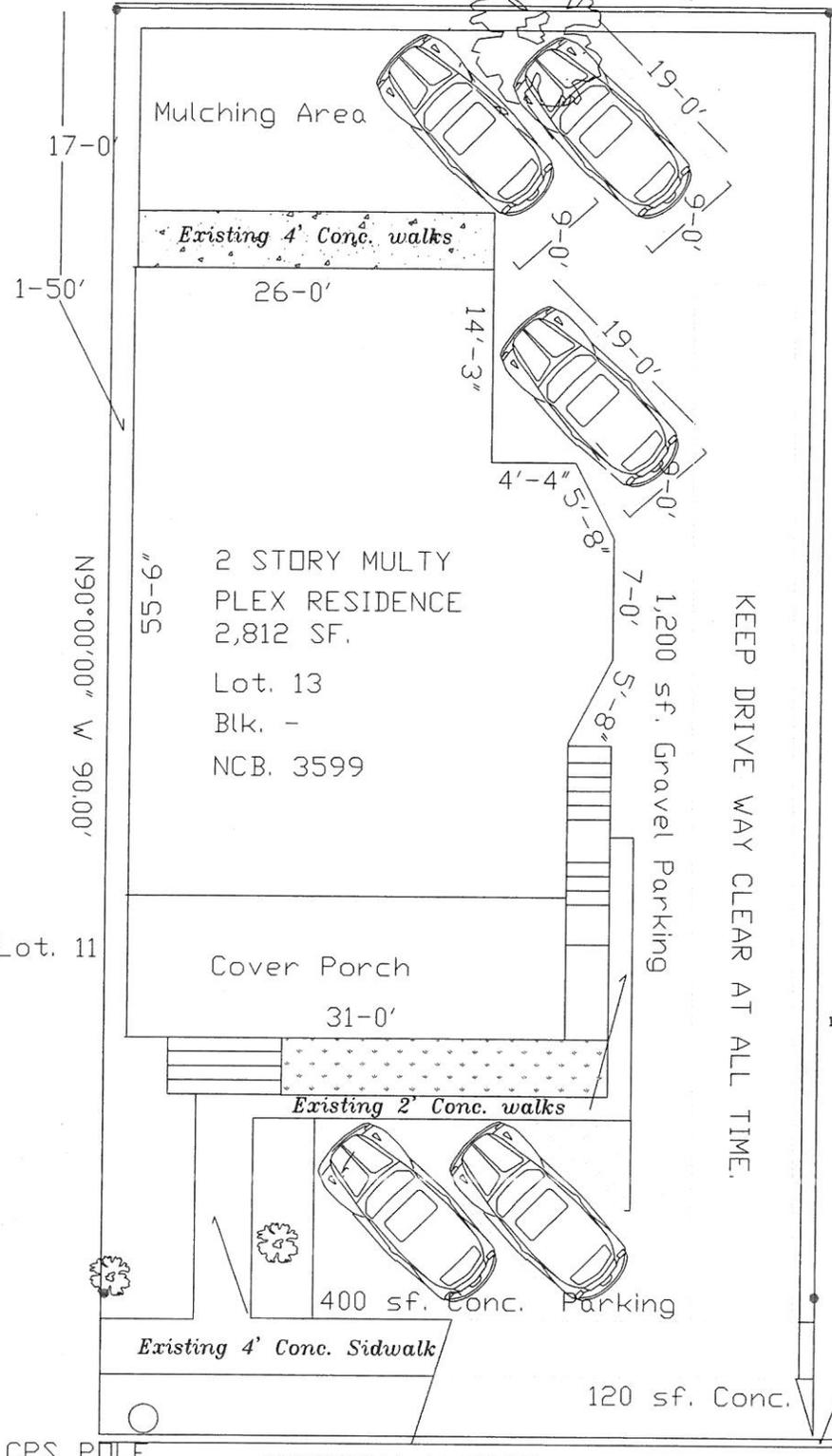


VICINITY MAP

FRED'S PRIDE, JOY  
 ZONING CASE  
 R4 Conditional Use



1" = 10'



17-0'

1-50'

N90°00'00" W 90.00'

Lot. 11

2 STORY MULTY  
 PLEX RESIDENCE  
 2,812 SF.

Lot. 13  
 Blk. -  
 NCB. 3599

Cover Porch  
 31-0'

,00.06 E ,00,00.06S

Lot. 15

CPS POLE S90°00'00" W 50.00'

W. ELMIRA St.  
 50' R.O.W.

I, Fred A. 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 unified Development Code. additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relive me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

DATE: 9-05-2014  
 JOB NO. 140802Z  
 SHEET: 1 OF 1  
 TITLE: SITE PLAN  
 SHEET: C1

PROPOSED SITE PLAN

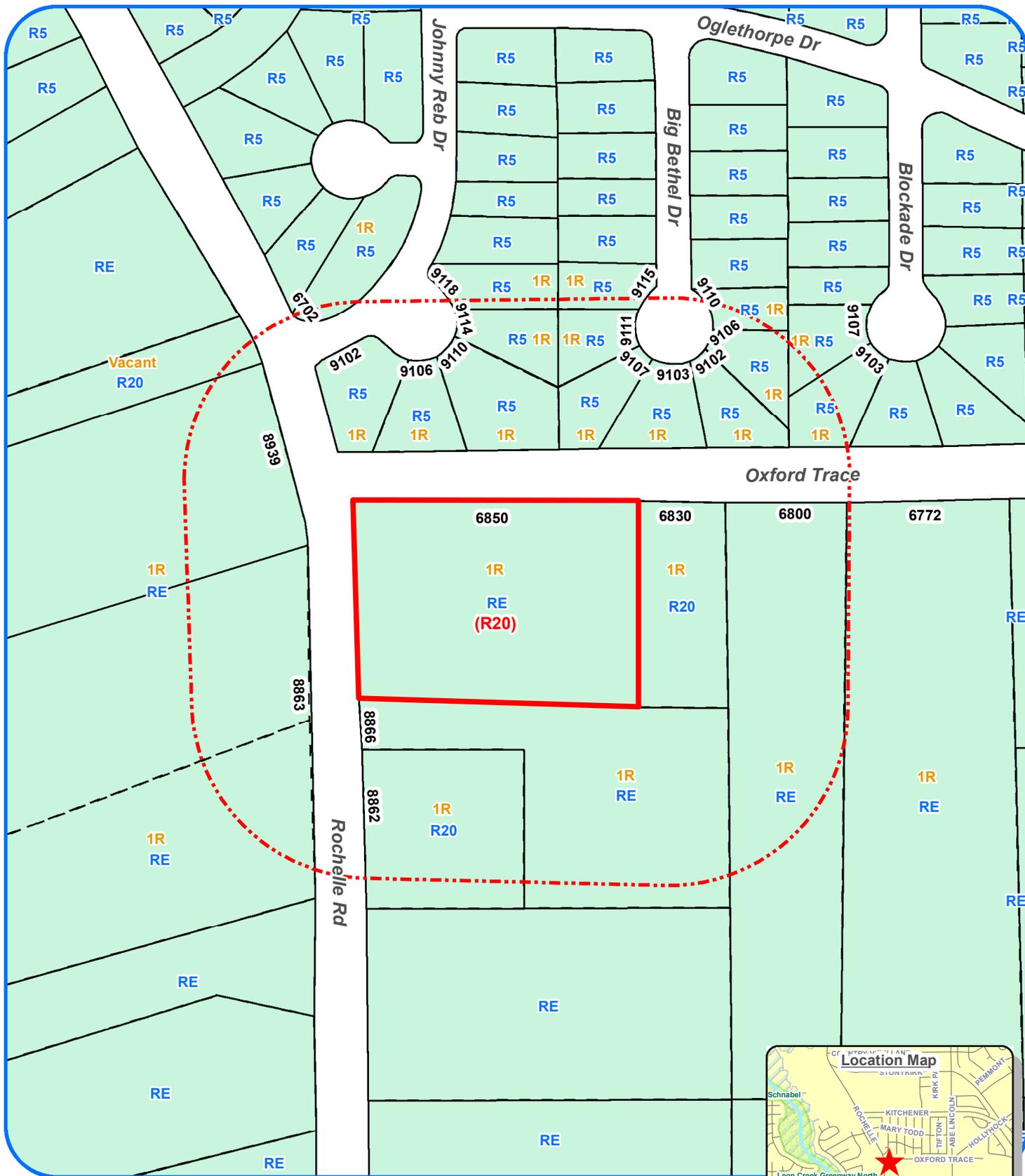
FOR  
 Mr. Fred A. Flores Jr.  
 aka. 637 Elmira St. SAN ANTONIO, TX.



SUR TEJAS CORP.  
 CONSULTING ENGINEERS

2626 McCULLOUGH SAN ANTONIO, TEXAS 78212  
 TEL 732-4009 FAX 732-6772





# Zoning Case Notification Plan

## Case Z-2014-215

Council District: 7  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): 1.645 acres out of Tract 7, Block K, NCB 14663

Legend	
Subject Properties	(1.645 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Box)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (08/19/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014215

Hearing Date: November 4, 2014

Property Owner: Ion Luca Termure, Estera Ionela Termure, Daniel Termure, and Estera Termure

Applicant: Daniel Termure

Representative: Brown & Ortiz, P.C.

Location: 6850 Oxford Trace

Legal Description: 1.645 acres out of Tract 7, Block K, NCB 14663

Total Acreage: 1.645

City Council District: 7

Case Manager: Brenda V. Martinez, Planner

Case History: This is the fourth public hearing for this zoning case; the case was continued at the September 2, 2014, September 16, 2014 and October 21, 2014 Zoning Commission public hearings.

### Proposed Zoning Change

**Current Zoning:** "RE AHOD" Residential Estate Airport Hazard Overlay District

**Requested Zoning:** "R-20 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 August 15, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 20, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

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

**Registered Neighborhood Associations within 200 feet:** Alamo Farmsteads Babcock Road Neighborhood Association

**Planning Team:** Huebner/Leon Creeks Community Plan - 18

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is currently developed with a 2,354 square foot single-family residence that was built in 1951. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. In a 2001 large area rezoning, the subject property was rezoned to "RE" Residential Estate District. The property consists of a portion of a previously platted lot.

The purpose of the rezoning request is to allow subdivision of the existing lot into three individually platted 20, 000-square foot lots and allow a total of three single-family residences.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

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

**Direction:** South, East and West

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

**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:** Oxford Trace

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

**Proposed Changes:** None known

**Thoroughfare:** Rochelle Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the number 604 line, which operates along Oxford Trace and Abe Lincoln.

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

**Parking Information:** Single-family residential uses are generally required to provide at least one parking space per dwelling unit.

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

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

### **1. Consistency:**

The subject property is located within the Huebner/Leon Creeks Community Plan, and is designated as “Low Density Residential Estate” in the future land use component of the plan. The applicant has requested a plan amendment for a “Low Density Residential” land use classification for the property. Staff and Planning Commission recommend approval of the plan amendment request.

The proposed zoning is consistent with the goals and objectives of the Huebner/Leon Creeks Community Plan. Specifically, Goal 1 which encourages the preservation of the “character and quality of life of the Huebner/Leon Creeks Community”. Objective 1.1: Encourages “new commercial and residential development that is respectful of the primarily residential character of the area”. While, Objective 1.2: Encourages maintaining the “low density development pattern” in the area.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is primarily single-family residences, and the proposed development on the subject property will be single-family residences on 20,000 square foot lots.

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

The current "RE" Residential Estate District and the proposed "R-20" Single-Family Residential District are both appropriate for the subject property and the surrounding neighborhood.

### **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:**

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

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

The subject property is 1.645 acres in size, which should be able to reasonably accommodate the proposed single-family development. The “R-20” Single-Family Residential District carries a minimum lot size of 20,000 square feet and allows a maximum density of two dwelling units per acre. Should the zoning change request be approved, the subject property could accommodate a maximum of three dwelling units.

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

The proposed Low Density Residential land use classification and the proposed “R-20” zoning district are both consistent with the existing uses of the properties within the area. This location is suitable for proposed Low Density Residential land uses as encouraged by the goals and objectives of the Huebner/Leon Creeks Community Plan.





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014246

Hearing Date: November 4, 2014

Property Owner: Carlos & Vanessa Abelar

Applicant: Carlos Abelar

Representative: Arredondo Interests (Jerry Arredondo)

Location: 208 Roanoke Avenue

Legal Description: 0.1607 of an acre out of Lots 409 & 410, NCB 11432

Total Acreage: 0.1607

City Council District: 7

Case Manager: Krystin Ramirez, Planner

Case History: This is the third public hearing for this zoning case. This case was continued at the September 16, 2014 and October 21, 2014 Zoning Commission Public Hearings. Since the first hearing, the applicant has submitted an amended request to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District.

### Proposed Zoning Change

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

**Requested Zoning:** "R-3 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 August 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 8, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 32

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

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District. The property is currently vacant and unplatted.

**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, East, South and West

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

**Current Land Uses:** Single-family residences and vacant land

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

## **Transportation**

**Thoroughfare:** Roanoke Avenue

**Existing Character:** Local Street; one lane in each direction and sidewalks on each side

**Proposed Changes:** None known

**Thoroughfare:** Brandywine Avenue

**Existing Character:** Local Street; one lane in each direction and sidewalks on each side

**Proposed Changes:** None known

**Thoroughfare:** Lark

**Existing Character:** Local Street; one lane in each direction and sidewalks on each side

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 82 and 282 operate along Culebra 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:** Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a two-family dwelling.

Dwelling – 2 Family – Minimum Requirement: 1 per unit; Maximum Allowance: 2 per unit.

## **Staff Analysis and Recommendation: Approval of the amended request to “R-3 AHOD”**

**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 approved neighborhood plan but is located within a primarily single-family residential neighborhood. Therefore, a single-family dwelling is consistent with the existing character of the neighborhood. The proposed request will allow for single-family residential uses on smaller lots.

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

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

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

The current “R-5” base zoning district is consistent with existing housing availability.

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

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

### **5. Public Policy**

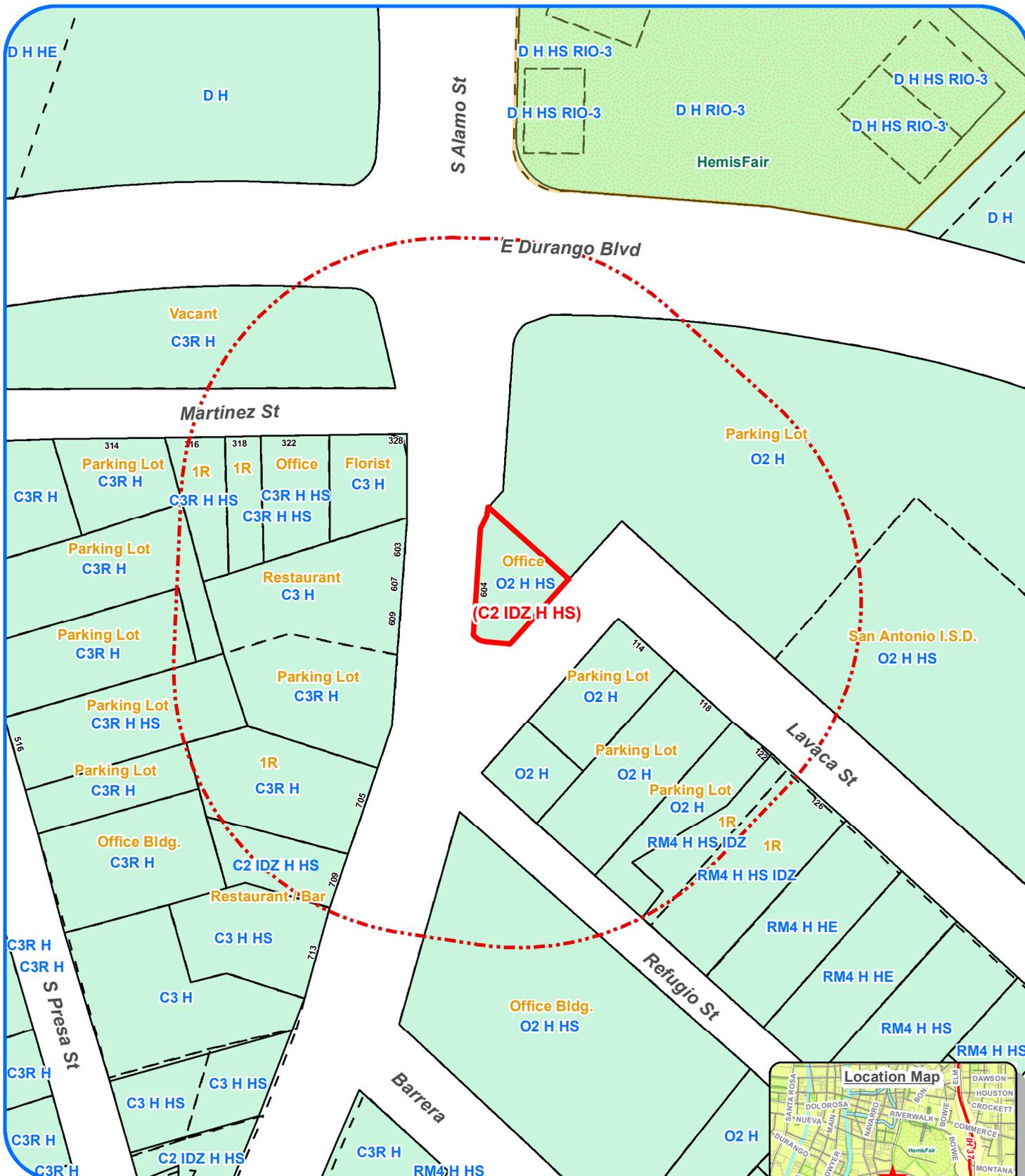
The requested zoning change does not appear to conflict with any public policy objectives.

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

The subject property totals 0.1607 of an acre in size, which reasonably accommodates the uses permitted in “R-3”.

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

Should the request be approved the property owner will need to comply with all permitting and development regulations, including setback requirements and building size limits, set forth by the Development Services Department and the Unified Development Code.

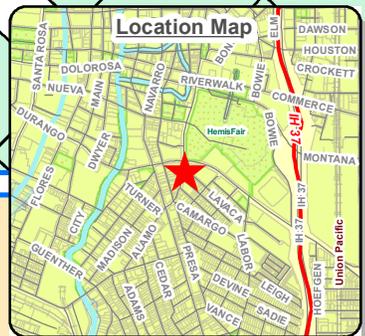


# Zoning Case Notification Plan

## Case Z-2014-268

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 13815 - BLOCK 004 - LOT 4

Legend	
Subject Properties	(0.1 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue Hatched Area)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (09/23/2014 - R. Martinez)

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



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2014268  
Hearing Date: November 4, 2014  
Property Owner: City of San Antonio  
Applicant: City of San Antonio (EastPoint)/Andrew Goodman  
Representative: Andrew Goodman  
Location: 604 South Alamo Street  
Legal Description: Lot 4, Block 4, NCB 13815  
Total Acreage: 0.1  
City Council District: 1  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

**Current Zoning:** "H HS O-2 AHOD" Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District

**Requested Zoning:** "H HS C-2 IDZ AHOD" Historic Significant Commercial Lavaca Historic Infill Development Zone 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 October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, 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:** Lavaca Neighborhood Association

**Planning Team:** Lavaca Neighborhood Planning Team – 12

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned "D" Apartment District. In a 1991 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" Office District. Furthermore, in 2001 the Lavaca area was designated as a Historic District, which included the subject property.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "O-2 H", "O-2 H HS", "RM-4 H HS IDZ"

**Current Land Uses:** Parking lot, San Antonio ISD offices, and single-family residences

**Direction:** South

**Current Base Zoning:** "O-2 H HS"

**Current Land Uses:** Office building

**Direction:** West

**Current Base Zoning:** "C-3 H", "C-3 R H", "C-3R H HS" and "C-2 IDZ H HS"

**Current Land Uses:** Restaurants, parking lot, single-family residence, office and florist

**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 to the north, east, and south east of the subject property are located within the Lavaca Historic District. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

## **Transportation**

**Thoroughfare:** South Alamo Street

**Existing Character:** Secondary Arterial Type B; one traffic lane, a bike lane and sidewalks in each direction

**Proposed Changes:** None known

**Thoroughfare:** Lavaca Street

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 32, 36, and 232 which operate along South Alamo Street and 24, 25, 26, 28, 30, 225, and 230, which operate along East Cesar Chavez Boulevard.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone overlays are exempt from this process.

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

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

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

### **1. Consistency:**

The subject property is located within the Lavaca Neighborhood Plan and is currently designated as Public/Institutional in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with this land use designation; therefore, a master plan amendment has been submitted, requesting to change the future land use designation to Mixed Use: Neighborhood Commercial/Office/Residential. Staff and Planning Commission recommend approval of the plan amendment request.

The redevelopment of this structure for a restaurant is appropriate given its location on South Alamo Street near Cesar Chavez Boulevard. Moreover, the "IDZ" overlay is appropriate given the existing character of the Southtown neighborhood.

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

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

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

The current "O-2" base zoning district is appropriate for the location but not practical given the historic structure on the property. Continually, the limited parking availability is not conducive for a functioning institutional use.

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

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

### **5. Public Policy**

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

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

The subject property totals 0.1 of an acre in size, which should reasonably accommodate the uses permitted in "C-2" base district with an "IDZ" overlay.

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

The Historic and Design Review Committee must approve any proposed site design for the property.



**Zoning Case Notification Plan**  
**Case Z2014-270**

Council District 2  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 250 Feet  
 Subject Property Legal Description(s): NCB 01326, 01327, 01329, 01345, 01346 - BLOCK 4 & 9, All Block - LOT 21-30, 1-25, All Block

- Legend**
- Subject Properties (12.56 Acres)
  - 200' Notification Area
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - Single Family Residential **1R**
  - 100-Year DFIRM Floodplain



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

Development Services Dept  
 City of San Antonio  
 (10/07/2014 - R Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014270

Hearing Date: November 4, 2014

Property Owner: San Antonio Housing Authority (Lourdes Castro Ramirez, CEO)

Applicant: McCormack Baron Salazar (David Dumey)

Representative: David Dumey, Lou Bernardy, Patrick Warnecke and Lorraine Robles

Location: 700 Block of Arthur Street; 2000 Block of Burnet Street; 400 and 500 Blocks of Gabriel Street; 1800 and 1900 Blocks of Hays Street; 400 and 500 Blocks of Hudson Street; 100 and 200 Blocks of Ira Aldridge Place; 700 and 800 Blocks of Lamar Street; 900 and 1000 Blocks of Mittman Street

Legal Description: 12.60 acres out of Lots 23 through 30, Block 4, NCB 1326; Lots 3 through 25, Block 9, NCB 1327; Lots 1, 2, 8 and 9, All of Block, NCB 1329; Lots 1 through 16, All of Block, NCB 1345; and Lots 1 through 30, All of Block, NCB 1346

Total Acreage: 12.56

City Council District: 2

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District

**Requested Zoning:** "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial, "MF-33" Multi-Family and Multi-Family uses not to exceed 70 Units per acre

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 120

**Registered Neighborhood Associations within 200 feet:** Harvard Place-Eastlawn Neighborhood Association

**Planning Team:** Arena District/Eastside Community Plan-22

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. The subject property was platted and developed in various different stages.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North and East

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

**Current Land Uses:** School and Single-Family Residential and Vacant

**Direction:** South and West

**Current Base Zoning:** "MF-33", "C-3", "C-2", "O-2", "MF-33" and "R-4"

**Current Land Uses:** Single-Family Residential, Multi-Family Residential, Convenient Store, Church and Vacant

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

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

## **Transportation**

**Thoroughfare:** North Gevers Street, Arthur Street, Lamar Street, Ira Aldridge, Gabriel, North Mittman Street, Hudson and Hays Street

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

**Proposed Changes:** None known

**Thoroughfare:** North Walters Street

**Existing Character:** Secondary Arterial Type B 70'-86'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 22, 24, 222 and 515 operates around the subject property with various bus stops.

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

**Parking Information:** Multi-Family Dwellings - Minimum: 1.5 per unit, maximum: 2 per unit. Retail- Minimum: 1 per 300 sf GFA, maximum: 1 per 200 sf GFA. Infill Development Zone waives off-street parking requirements.

## **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 Arena District/Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial, "MF-33" Multi-Family and Multi-Family uses not to exceed 70 Units per acre is not consistent with the adopted land use designation. A plan and text amendment has been submitted, requesting to change the future land use designation to Mixed-Use. The Mixed-Use designation is meant to accommodate a mixture of uses including commercial and multi-family residential within close proximity to 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.

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

Both the current and proposed zoning is appropriate for the subject property. The zoning request supports the Arena District/Eastside Community Plan objectives of enhancing the housing stock, increasing and improving community facilities and promoting economic growth in the area along its corridors and in established commercial areas. The requested zoning will allow for the redevelopment to the future land use plan of Mixed Use. This neighborhood is in the process of revitalization and by rezoning this property to "IDZ" it will only encourage and promote the revitalization goals in the future land use plan.

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

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

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

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

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

The subject property is 12.56 acres in size, which will accommodate the proposed mixed-use development as shown on the "IDZ" site plan.

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

None.

NOT FOR CONSTRUCTION



WHEATLEY COURTS (EAST POINT)  
SAN ANTONIO HOUSING AUTHORITY  
SAN ANTONIO, TEXAS

PHASE III  
ZONING PLAN - OVERALL  
REZONING APPLICATION

NO.	DATE	BY	REVISION

SCALE: AS SHOWN  
DATE: 10/14/2014

PROJECT NO.  
**ZO-01**

DATE: 10/14/2014

SETBACKS

FRONT SETBACK	FRONT YARD SETBACK	REAR SETBACK	HEIGHT
0	5	10	45'

**PHASE II (20 DU/ACRE)**

UNIT AND PARKING SUMMARY

BLOCK	ACRES	UNITS	PARKING
BLOCK A	3.05	120	50
BLOCK B	3.05	120	51
BLOCK C	3.15	120	78
BLOCK D	2.15	87	77

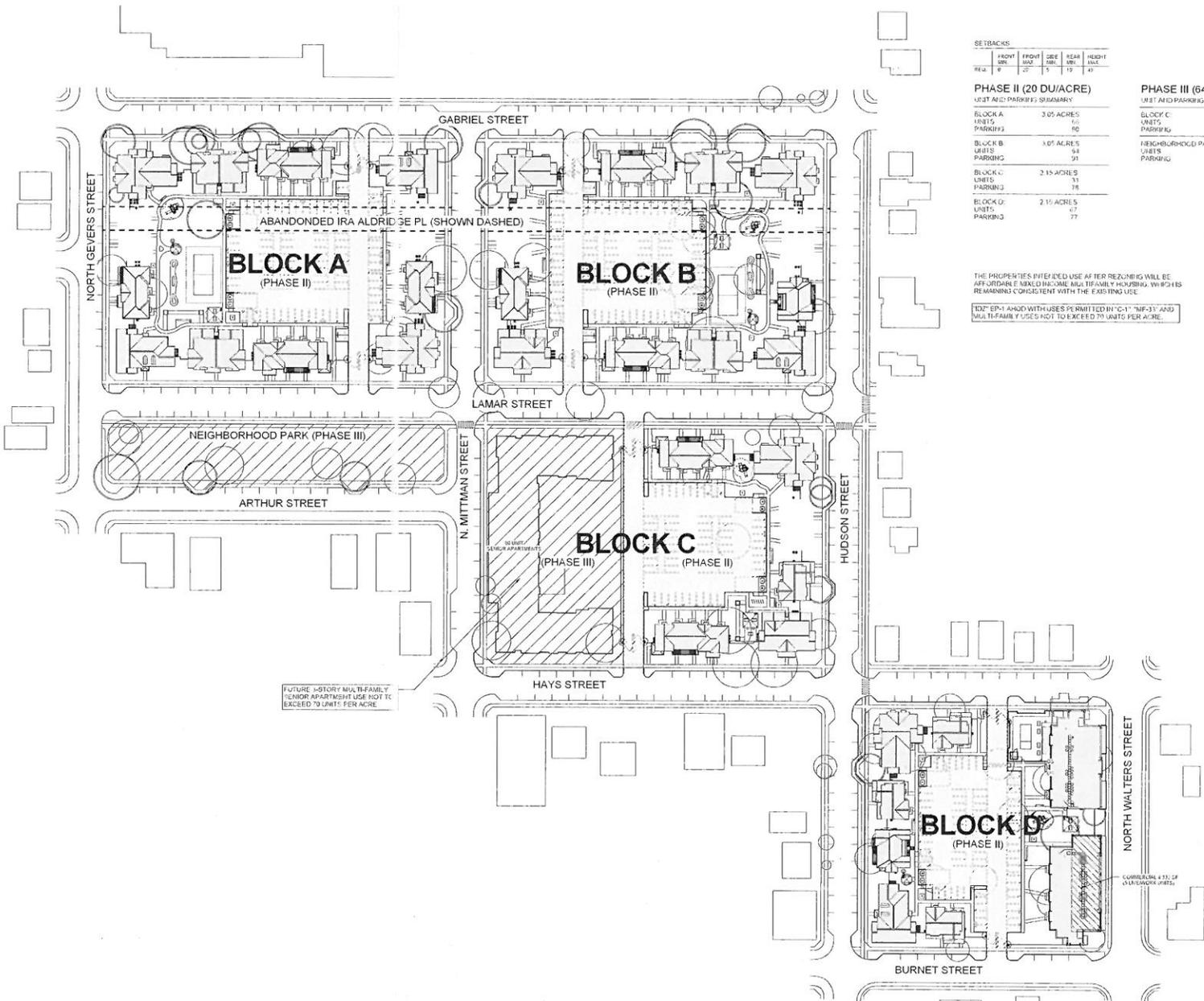
**PHASE III (64 DU/ACRE)**

UNIT AND PARKING SUMMARY

BLOCK	ACRES	UNITS	PARKING
BLOCK C	1.25	50	14
NEIGHBORHOOD PARK	0.58	0	0
ON STREET			

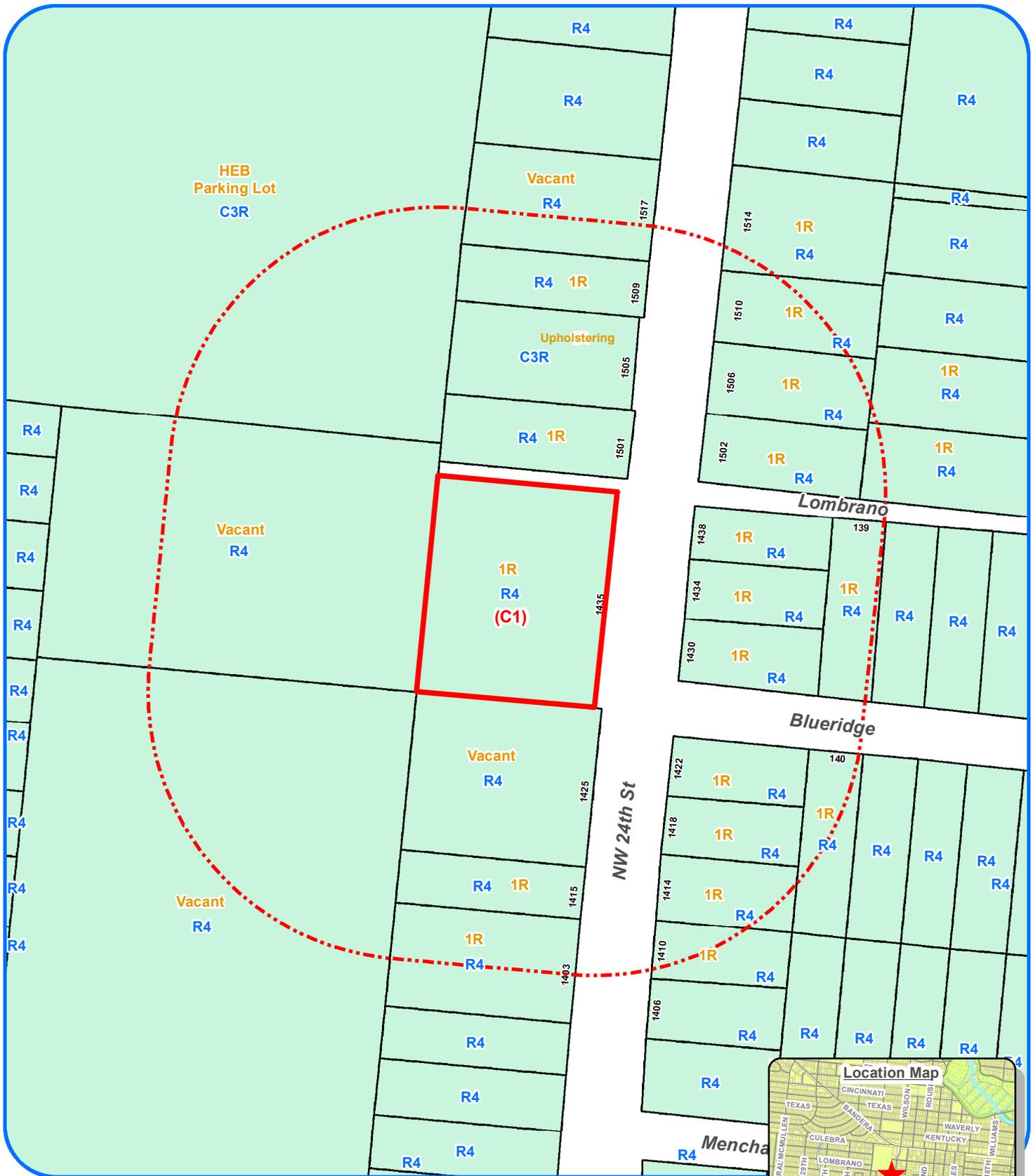
THE PROPERTIES INTENDED USE AFTER REZONING WILL BE AFFORDABLE INCOME MULTIFAMILY HOUSING, WHICH IS REMAINING CONSISTENT WITH THE EXISTING USE.

TO EP1 AHOD WITH USES PERMITTED IN "C-1", "MF-31" AND MULTIFAMILY USES NOT TO EXCEED 70 UNITS PER ACRE.



SAN ANTONIO HOUSING AUTHORITY (SAHA) AS 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, SAHA UNDERSTANDS THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONNECTION WITH A REZONING CASE DOES NOT RELIEVE SAHA FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

D:\Projects\Wheatley Courts\2014\10-14-14\10-14-14\_SitePlan\_Overall\_010114.dwg



# Zoning Case Notification Plan

## Case Z-2014-272

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 06797 - BLOCK 000 - LOT 35

- Legend**
- Subject Properties (0.4848 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  
 (09/30/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014272  
Hearing Date: November 4, 2014  
Property Owner: Casimiro Briseno  
Applicant: Casimiro Briseno  
Representative: Casimiro Briseno  
Location: 1435 Northwest 24th Street  
Legal Description: Lot 35, NCB 6797  
Total Acreage: 0.4848  
City Council District: 5  
Case Manager: Krystin Ramirez, 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-1 AHOD" Light 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 October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

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

**Current Land Uses:** Vacant, parking lot, upholstering and single-family residence

**Direction:** East

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

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

**Direction:** South

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

**Current Land Uses:** Vacant and 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:** Northwest 24<sup>th</sup> Street

**Existing Character:** Secondary Arterial Type B; two lanes in each direction with a sidewalk on each side

**Proposed Changes:** None known

**Thoroughfare:** Lombrano Street

**Existing Character:** Alleyway; one lane

**Proposed Changes:** None known

**Thoroughfare:** Blue Ridge Drive

**Existing Character:** Local street; one lane in each direction with a sidewalk on each side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 89, 289, and 522 which operates along Northwest 24<sup>th</sup> Street.

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

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

Service – Food Service Establishment: Minimum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 40 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 not located within a local neighborhood plan or sector plan as established by the Department of Planning and Community Development. The requested "C-1" base zoning district is consistent with the surrounding neighborhood uses. Furthermore, commercial uses are encouraged along Secondary Arterial Type B corridors. Due to the high traffic volumes and speeds single-family residences are more appropriate when situated within an established neighborhood or along local streets.

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

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

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

The current "R-4" base zoning district is not appropriate for the subject property's location on a Northwest 24<sup>th</sup> Street. The proposed use will provide more commercial activity along a growing commercial corridor.

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

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

### **5. Public Policy**

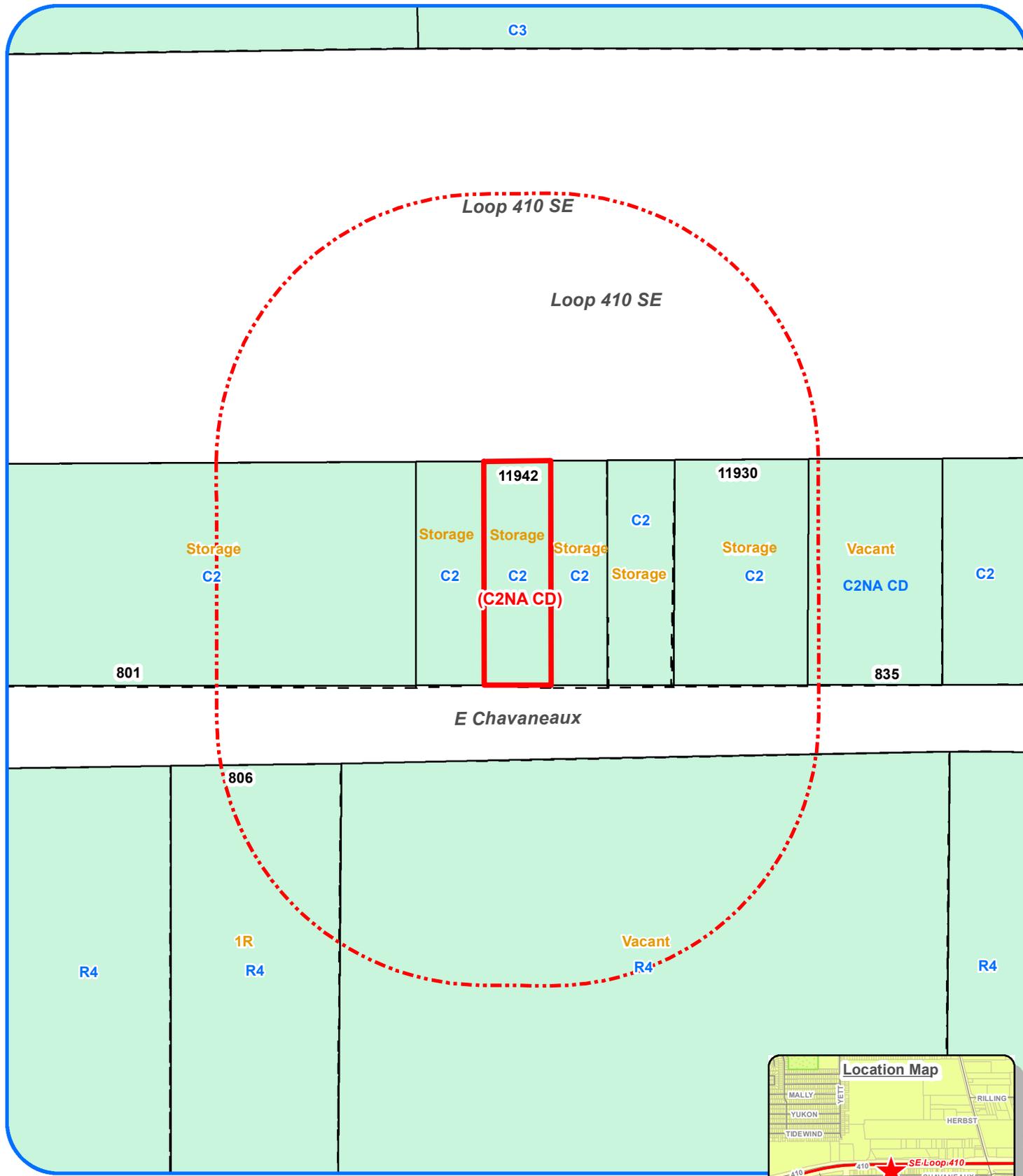
The rezoning request does not appear to conflict with any public policy objective.

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

The subject property totals 0.4848 of an acre in size, which should reasonably accommodate the uses permitted in "C-1".

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

Any future construction on the property shall abide by the development standards set forth by City of San Antonio's Unified Development Code. Additionally, any commercial activity on the property shall only be permitted once all permits and a certificate of occupancy have been received.



## Zoning Case Notification Plan

### Case Z-2014-273 CD

Council District: 3  
 School District: Southside I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 14849 - BLOCK 011 - LOT 3

**Legend**

- Subject Properties ——— (0.192 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  
 (10/01/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014273 CD

Hearing Date: November 4, 2014

Property Owner: Jimmy Escobedo and Ruth Escobedo

Applicant: Stephen Arters

Representative: Stephen Arters

Location: A portion of the 11900 Block of Southeast Loop 410 (aka 11942 Southeast Loop 410)

Legal Description: Lot 3, Block 11, NCB 14849

Total Acreage: 0.1926

City Council District: 3

Case Manager: Brenda V. Martinez, Planner

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

### Proposed Zoning Change

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

**Requested Zoning:** "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

### 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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Villa Coronado Neighborhood Association

**Planning Team:** Heritage South Sector Plan - 30

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

## **Property Details**

**Property History:** The property was annexed in 1952 and was originally zoned “B” Residence District. In a 1986 City-initiated large-area case, the property was rezoned to “B-3NA” Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3NA” General Commercial Nonalcoholic Sales District. In a 2003 City-initiated, large-area case, the property was rezoned to “UD” Urban Development District. In a 2014 City-initiated, large-area case, the property was rezoned to “C-2” Commercial District.

The property was platted into its current configuration in 2013 (Volume 9660, Page 11 of the Deed and Plat Records of Bexar County, Texas), and is occupied with a small storage shed and carport.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** South

**Current Base Zoning:** “R-4”

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

**Direction:** West and East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Outside Storage

**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:** Southeast Loop 410

**Existing Character:** Freeway; 8 lanes

**Proposed Changes:** None known

**Thoroughfare:** East Chavaneaux Road

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

**Proposed Changes:** None known

**Public Transit:** The closest VIA bus line is the number 42 line, which operates along Roosevelt Avenue, east of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. Motor Vehicle Sales uses are required to provide a minimum of 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building, and a maximum of 1 space per 375 square feet of GFA of sales and service building.

## **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 “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. Staff finds the proposed use to be appropriate as the property is situated along an arterial thoroughfare, surrounded by other properties of similar use and/or zoning district.

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

The current “C-2” zoning is appropriate for the area. The “C-2” Commercial zoning 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 likely adverse effects on the public health, safety, or welfare. There is an established pattern of commercial zoning along this block of Southeast Loop 410.

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

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

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

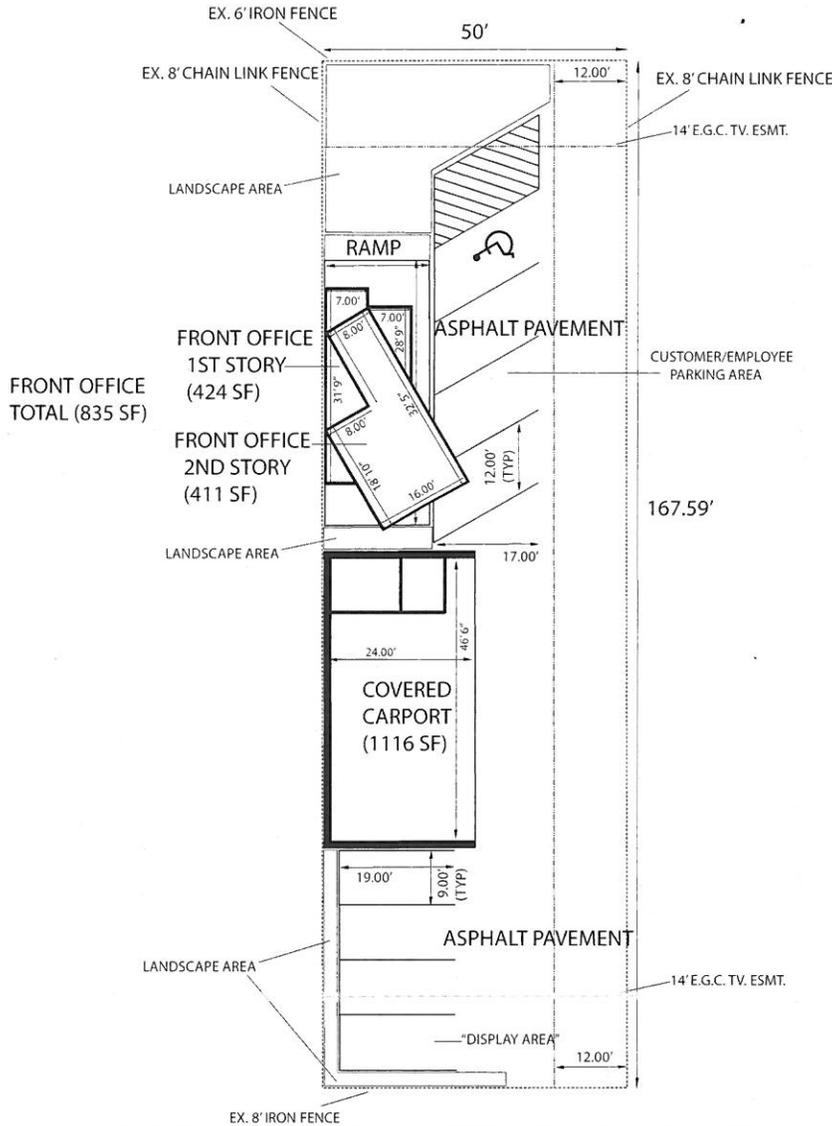
The subject property measures 0.1926 acres and is of sufficient size to accommodate the proposed use, as shown on the Conditional Use site plan.

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

The applicant requests a 6-foot fence along the front yard of the 0.1926 acre tract of land as well as an 8-foot fence along the side and rear yards of the subject property. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”

# SOUTH LOOP 410 FRONTAGE ROAD

SCALE: 1" = 30.77'



# CHAVANEUX ROAD

**STATEMENT:**

"I, JIMMY ESCOBEDO AND RUTH ESCOBEDO, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CSE DOES NOT RELIEVE ME FROM THE ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE PLAN SUBMITTAL FOR BUILDING PERMITS"

**NOTE:**

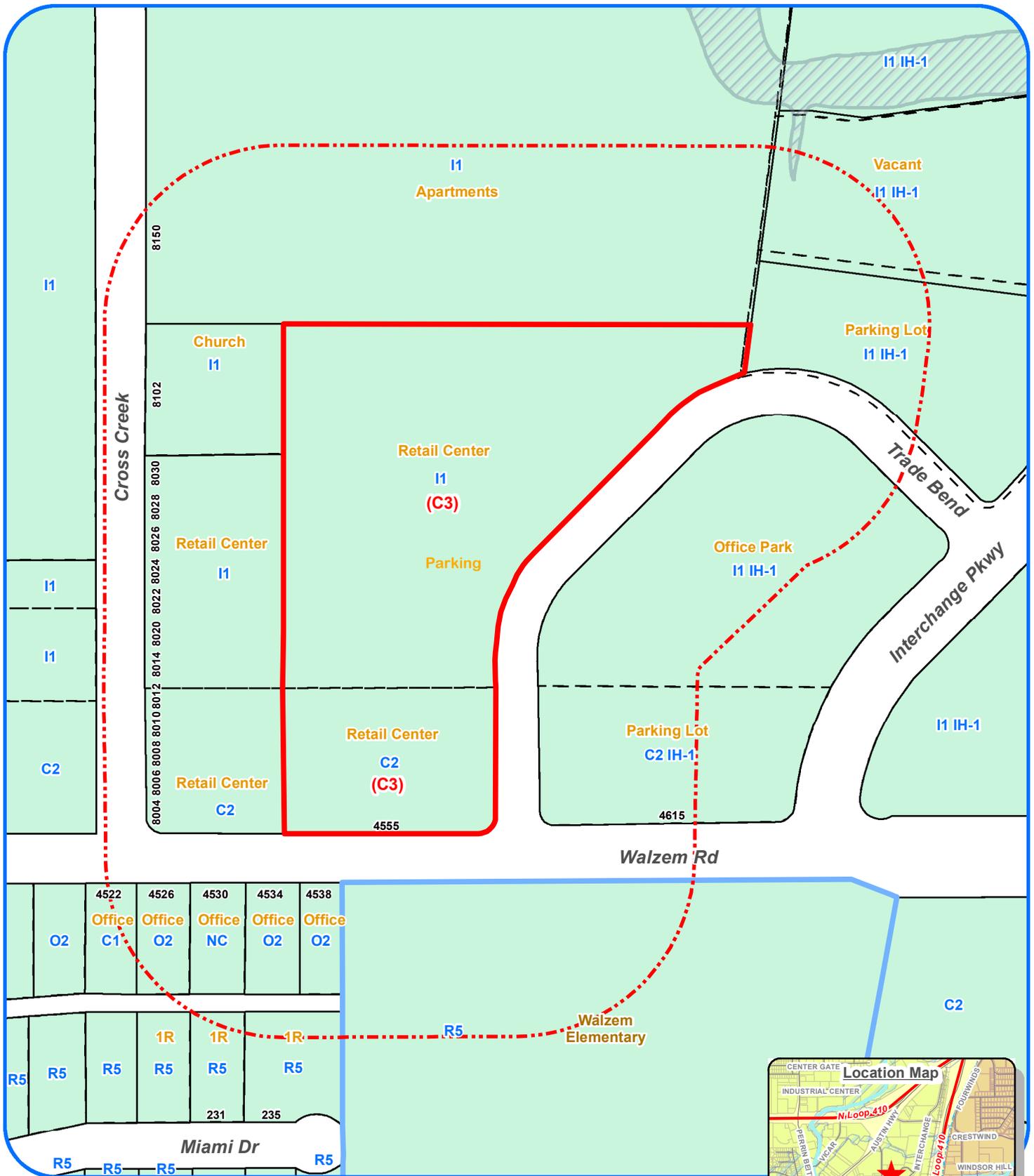
1. NO SIDE OR REAR SETBACKS REQUIRED
2. CURRENT AND PROPOSED USE - MOTOR VEHICLE SALES (FULL SERVICE)
3. PROPERTY IS PLATTED AS "CHAVANEUX PLACE" (VOL 9660, PG. 11)
4. TOTAL NUMBER OF SPACES - 8 SPACES WITH 1 ADA ACCESSIBLE SPACE
5. FRONT GATE WILL ALWAYS BE OPEN DURING ALL BUSINESS HOURS TO REDUCE ANY IMPEDEMENTS AT FRONT ENTRANCE
6. REQUESTING 8' HIGH FENCING AT THE BACK AND SIDES OF THE PROPERTY, AND 6' HIGH FENCING AT THE FRONT OF THE PROPERTY (FACING 410 ACCESS ROAD)

No. LOTS	ACRES	IMPERVIOUS COVER	OPEN SPACE
1	0.1926	0.1721	0.1721



SITE PLAN EXHIBIT  
 CHAVANEUX PLACE  
 0.1926 ACRES  
 LOT 3, BLK 11, N.C.B. 14849

11941 S.E. LOOP 410  
 SAN ANTONIO, TX 78221  
 CITY COUNCIL DISTRICT 3



# Zoning Case Notification Plan

## Case Z-2014-274

Council District: 2

School District: Northeast I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 12179 - BLOCK 000 - LOT 19 & 20

### Legend

- Subject Properties ——— (4.166 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  
(10/14/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014274  
Hearing Date: November 4, 2014  
Property Owner: Citadel SA Plaza, LLC (Leobardo Trevino)  
Applicant: Dulce Rivera  
Representative: Dulce Rivera  
Location: 4555 Walzem Road  
Legal Description: Lot 19 and Lot 20, NCB 12179  
Total Acreage: 4.166  
City Council District: 2  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for consideration on November 6, 2014.

#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Neighborhood Associations:** None

**Planning Team Members:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in September of 1952 and was originally zoned "J" Commercial District. In a 1981 zoning case, a portion of the 4.166 acre site was rezoned to the "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-2" Commercial District and "I-1" General Industrial District. The subject property consists of two platted lots that were platted into the current configuration in August of 1981 (Volume 9200, page 163 of the Deed and Plat Records of Bexar County, Texas).

The property is currently occupied with a 44,960 square foot one story building constructed in 1984.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Multi-Family Dwelling

**Direction:** West

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

**Current Land Uses:** Retail Center and Church

**Direction:** East across Trade Bend

**Current Base Zoning:** "C-2 IH-1" and "I-1 IH-1"

**Current Land Uses:** Office Park

**Direction:** South across Walzem Road

**Current Base Zoning:** "R-5" and "O-2"

**Current Land Uses:** Elementary School 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.

## **Transportation**

**Thoroughfare:** Walzem Road

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

**Proposed Changes:** None known

**Thoroughfare:** Trade Bend

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

**Proposed Changes:** None known

**Public Transit:** The VIA bus line number 505, operates along Walzem Road.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size; staff cannot calculate parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

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

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

### **1. Consistency:**

The property is not located within a Neighborhood, Community or Sector plan.

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

Granting of the "C-3" General Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from multi-family, commercial to industrial.

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

The existing "I-1" zoning district is not appropriate for the subject property. The "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which may be suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities.

The existing industrial zoning district does not typically allow retail or service uses; therefore, denial of the zoning change request will likely lead to long-term commercial vacancy or the establishment of new industrial uses that are not compatible with the surrounding community.

The proposed "C-3" General Commercial District will not change the overall character of the community.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-3" General Commercial District. Overall, reducing the intensity of zoning along Walzem Road and Trade Bend will reduce the potential for conflicts with the neighborhood, allowing uses that will better serve the surrounding community.

The "C-3" General Commercial District is a downzoning from the existing "I-1" General Industrial District.

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

The requested zoning change does not appear to conflict with any public policy objectives.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

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

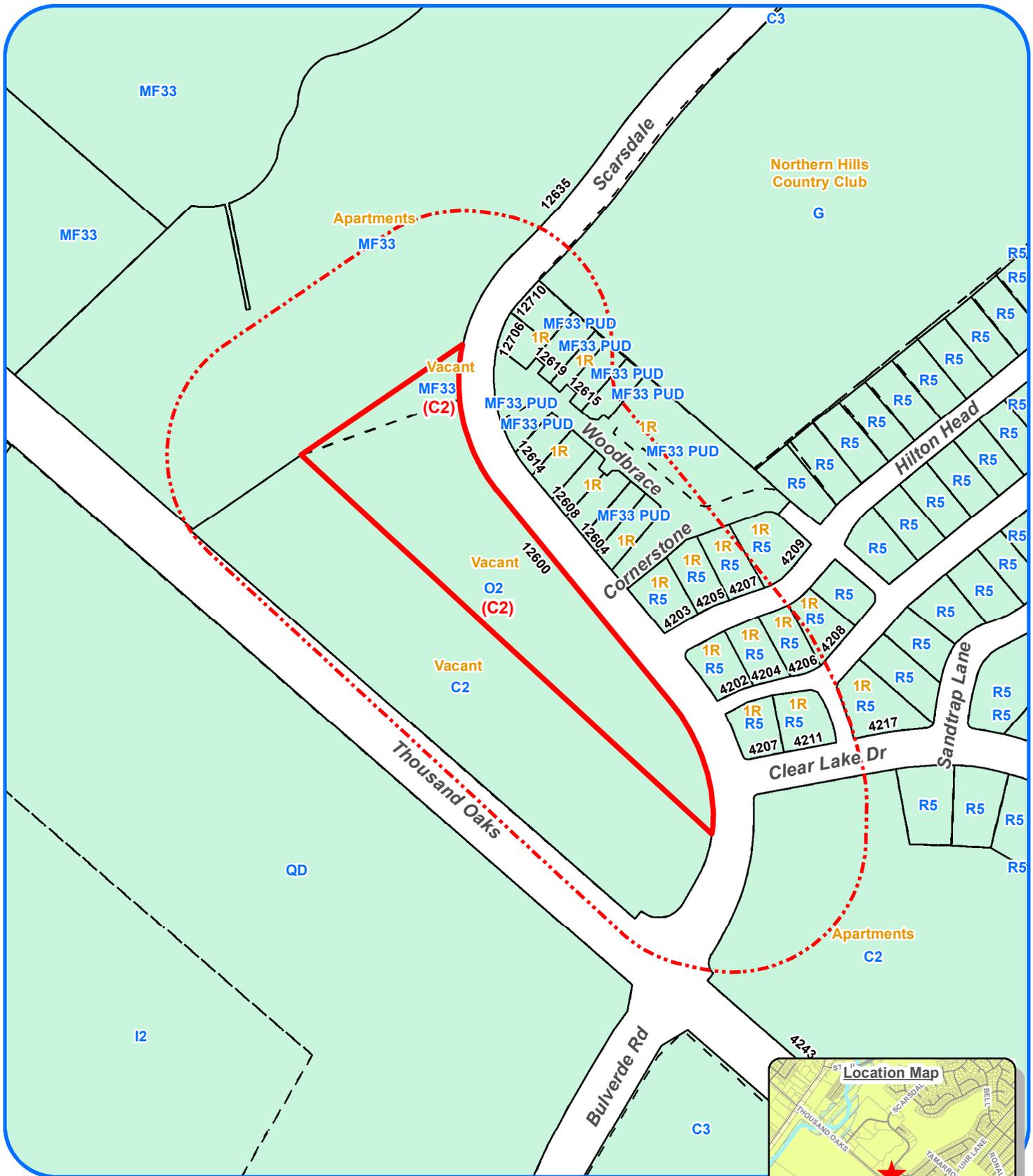
The subject property is of sufficient size (4.166 acres) to accommodate the existing retail uses, the additional proposed uses, as well as required parking. The owner wishes to remodel and have the opportunity to continue productive commercial uses to serve the community.

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

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the existing building. The "C-3" designation for the property is not out of character given the commercial uses along Walzem Road and Trade Bend.

The existing shopping center is a nonconforming use due to the adoption of the 2001 Unified Development Code. Prior to May 2011, multi-tenant shopping centers could be registered as a specific type of nonconforming use that allowed change of tenants for individual suites within the center, however, this provision expired. Today, nonconforming use registrations apply only to individual uses and terminate if the individual use stops operating for a period of twelve months or more. Although legal nonconforming uses are recognized by the City of San Antonio, having the proper zoning or bringing the uses into compliance with existing zoning is preferred.

No alcoholic beverages will be sold for consumption on or off the premises, since the subject property is located within 300 feet of an Elementary School.



# Zoning Case Notification Plan

## Case Z-2014-275

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 15837 - BLOCK 000 - LOT P-76D, P-76E, P-76F

**Legend**

- Subject Properties (2.566 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  
 (10/14/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014275

Hearing Date: November 4, 2014

Property Owner: The City of San Antonio

Applicant: Jaster Quintanilla of San Antonio, LLP (Donald N. Dacus, PE)

Representative: City of San Antonio - TCI (Cathleen A. Crabb)

Location: A portion of the 12600 Block of Scarsdale

Legal Description: 2.56 acres out of NCB 15837

Total Acreage: 2.56

City Council District: 10

Case Manager: Brenda V. Martinez, Planner

Case History: This is the first public hearing for this zoning case. This case is being expedited to City Council for consideration on November 6, 2014.

### Proposed Zoning Change

**Current Zoning:** "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-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 October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Northern Hills Homeowner's Association. Oak Grove Estates Neighborhood Association within 200 feet.

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is currently undeveloped and was annexed in 1972. The property was originally zoned "Temp R-1" Temporary Single-Family Residence District. In 1973 case, the property was rezoned to "O-1" Office District and "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "O-2" High-Rise Office District and "MF-33" Multi-Family District.

The purpose of the rezoning request is to allow the development of a senior activity center.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Townhomes and Apartments

**Direction:** South and West

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

**Current Land Uses:** Vacant Land

**Direction:** East

**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:** Thousand Oaks

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

**Proposed Changes:** None known

**Thoroughfare:** Scarsdale

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 502 line, which operates along Thousand Oaks and Scarsdale.

**Traffic Impact:** A Traffic Impact Analysis is required.

**Parking Information:** Off-street vehicle parking requirements for a Recreational Community Center is determined by building size.

Minimum Parking Requirement: 1.5 spaces per 1,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 10 spaces per 1,000 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 Mixed Use 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 requested zoning will allow a range of office, retail and service uses on the property.

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

The existing “O-2” zoning is not appropriate for the subject property or the surrounding neighborhood. The high-rise office zoning was established by the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code, which resulted in overly intense zoning located near a residential neighborhood. Current zoning practices would not place intense high-rise office zoning in or near established residential neighborhoods.

### **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 “O-2” and “M-33” zoning districts are not consistent with the adopted “Mixed Use” land use designation.

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

The subject property is 2.56 acres, which is of sufficient size to accommodate uses permitted in “C-2”.

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

None.



# Zoning Case Notification Plan

## Case Z-2015-001

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 00273 - BLOCK 100 - LOT A-6

Legend	
Subject Properties	(0.100 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  
 (10/15/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2015001  
Hearing Date: November 4, 2014  
Property Owner: Peanut Factory Lofts, Ltd.  
Applicant: Big Red Dog Engineering (Russell Yeager)  
Representative: Big Red Dog Engineering (Russell Yeager)  
Location: 301 Colima Street  
Legal Description: Lot A-6, Block 100, NCB 273  
Total Acreage: 0.106  
City Council District: 5  
Case Manager: Pedro Vega, 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:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** None

**Planning Team Members:** Downtown Neighborhood Plan - 66

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. The property is developed with a single one story structure measuring approximately 2,864 square feet built in 1959. The subject 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 plan.

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Vacant Land and Motel

**Direction:** West

**Current Base Zoning:** "IDZ"

**Current Land Uses:** Apartments Under Construction

**Direction:** South across Colima Street

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

**Current Land Uses:** Apartments Under Construction

**Direction:** East across South Frio Street

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

**Current Land Uses:** 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.

## **Transportation**

**Thoroughfare:** Colima Street

**Existing Character:** Local Street; one way in each direction without sidewalks

**Proposed Changes:** None known

**Thoroughfare:** South Frio Street

**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 68 line and 268 line, which operate along South Frio Street and Guadalupe Street, north of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

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

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

### **1. Consistency:**

The property is located within the Downtown Neighborhood Plan, and is currently designated as Residential in the Future Land Use Plan. The requested "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District is consistent with the Future Land Use designation.

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

Granting of the "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District will not likely have an adverse impact on the neighboring lands. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

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

The existing "I-2" Heavy Industrial District is not appropriate and consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Downtown Neighborhood Plan encourages redevelopment of this area, transitioning from industrial to retail and service uses.

The proposed "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District will not change the overall character of the community.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

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

The request does not appear to conflict with any public policy objective. The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

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

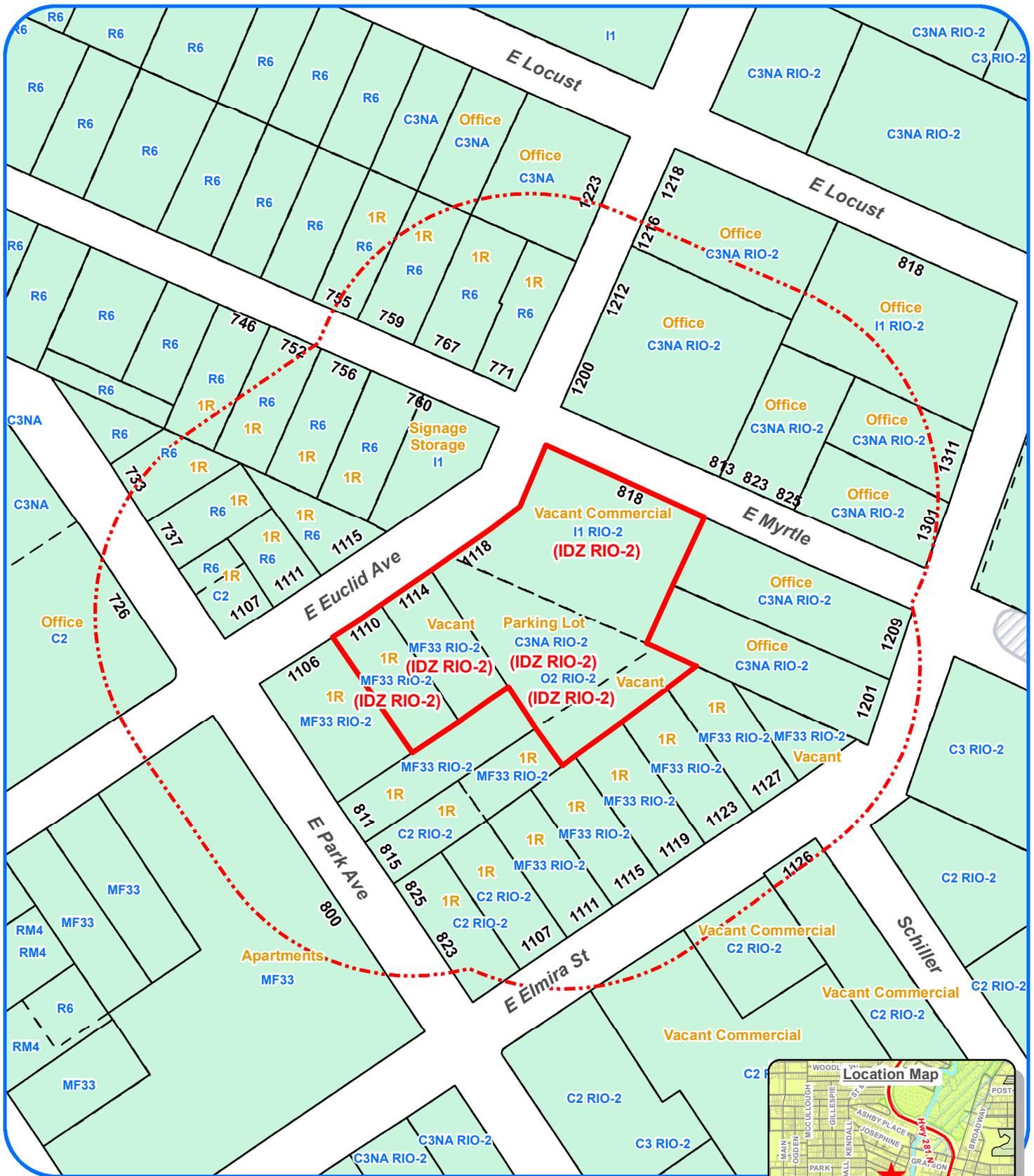
The subject property is 0.106 of an acre and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

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

The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria for new construction intended to create infill development that is proportional to surrounding development. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

The subject property is part of a larger project surrounding it known as the Peanut Factory.





## Zoning Case Notification Plan

### Case Z-2015-003

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00832 & 06795 - BLOCK 6 & 7 - LOT 21, 15, 16, 17 portions, (818 E. Myrtle), 2 & 3 portions (1110 E. Euclid), D & 3 portions (1114 E. Euclid)

#### Legend

- Subject Properties ——— (1.179 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  
(10/13/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2015003

Hearing Date: November 4, 2014

Property Owner: SOJO Myrtle I, LLC

Applicant: Mike Melson

Representative: Frank Pakuszewski

Location: 818 East Myrtle Street, 1110 and 1114 East Euclid Avenue

Legal Description: 1.179 acres out of Lots C, D, E, P and Q, Block 6, NCB 832 and Lots 15-17 and 21, Block 7, NCB 6795

Total Acreage: 1.179

City Council District: 1

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District, "O-2 RIO-2 AHOD" High-Rise Office River Improvement Overlay-2 Airport Hazard Overlay District and "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay-2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with single-family residential uses (attached townhouses) not to exceed 25 units per acre

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 43

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Community Association

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

**Applicable Agencies:** The Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "D" Apartment District. Through various zoning cases, portions of the subject property were rezoned to the following districts: "J" Commercial District, "R-1" Single-Family Residential District, "O-1" Office District and "B-3NA" Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "O-2" High-Rise Office District and "MF-33" Multi-Family District. The property was platted into its current configuration in 1929 and 1961 (volume 4600 and 980, pages 103 and 250 of the Deed and Plat Records of Bexar County, Texas). The existing commercial and residential structures were built in 1929 and 1979.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Professional Office and Single-Family Residential

**Direction:** West

**Current Base Zoning:** "R-6", "C-2" and "I-1"

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

**Direction:** South

**Current Base Zoning:** "C-2" and "MF-33"

**Current Land Uses:** Single-Family Residential, Vacant and Apartments

**Direction:** East

**Current Base Zoning:** "MF-33", "C-2" and "C-3"

**Current Land Uses:** Vacant, Single-Family Residential and Professional Office

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

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

## **Transportation**

**Thoroughfare:** East Myrtle Street, East Park Avenue, East Euclid Avenue and East Elmira Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 7 and 8 operates along North St. Mary's Street, southwest of the subject property.

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

**Parking Information:** Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A. Infill Development Zone waives off-street parking requirements.

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

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

### **1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Plan and is designated as Mixed Use in the future land use component of the plan. The zoning request and proposed residential density is consistent with the future land use designation.

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

Staff has found no evidence of adverse impacts on neighboring lands in relation to the zoning change request. The increase in residential uses could potentially revitalize this neighborhood.

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

The subject property is made up of various zoning districts, ranging from "I-1" to "MF-33". The subject property is not suitably zoned. The subject property's zoning classifications are not consistent with the established land use pattern with the surrounding single-family residential neighborhood. The subject property resides in an established single-family neighborhood. Additionally, the surrounding thoroughfares are classified as local streets, designed to service areas with low intense uses such as residential uses. The proposed "IDZ" zoning with uses of single-family attached townhouses no more than 25 units per acre will be consistent with the surrounding land uses as well as the future land use designation.

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

Staff has found no evidence that the zoning change request would affect negatively the health, safety and welfare of the public.

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

Within the Tobin Hill Neighborhood Plan area, the subject property is located within the McCullough Avenue and North Main Avenue Corridor, which is a sub-area identified in the plan. The plan includes individualized guidelines for future development of each sub-area.

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

The subject property is 1.179 of an acre in size. The "IDZ" zoning district does not carry any minimum lot size requirements allowing the applicant to have additional flexibility when it comes to developing the site.

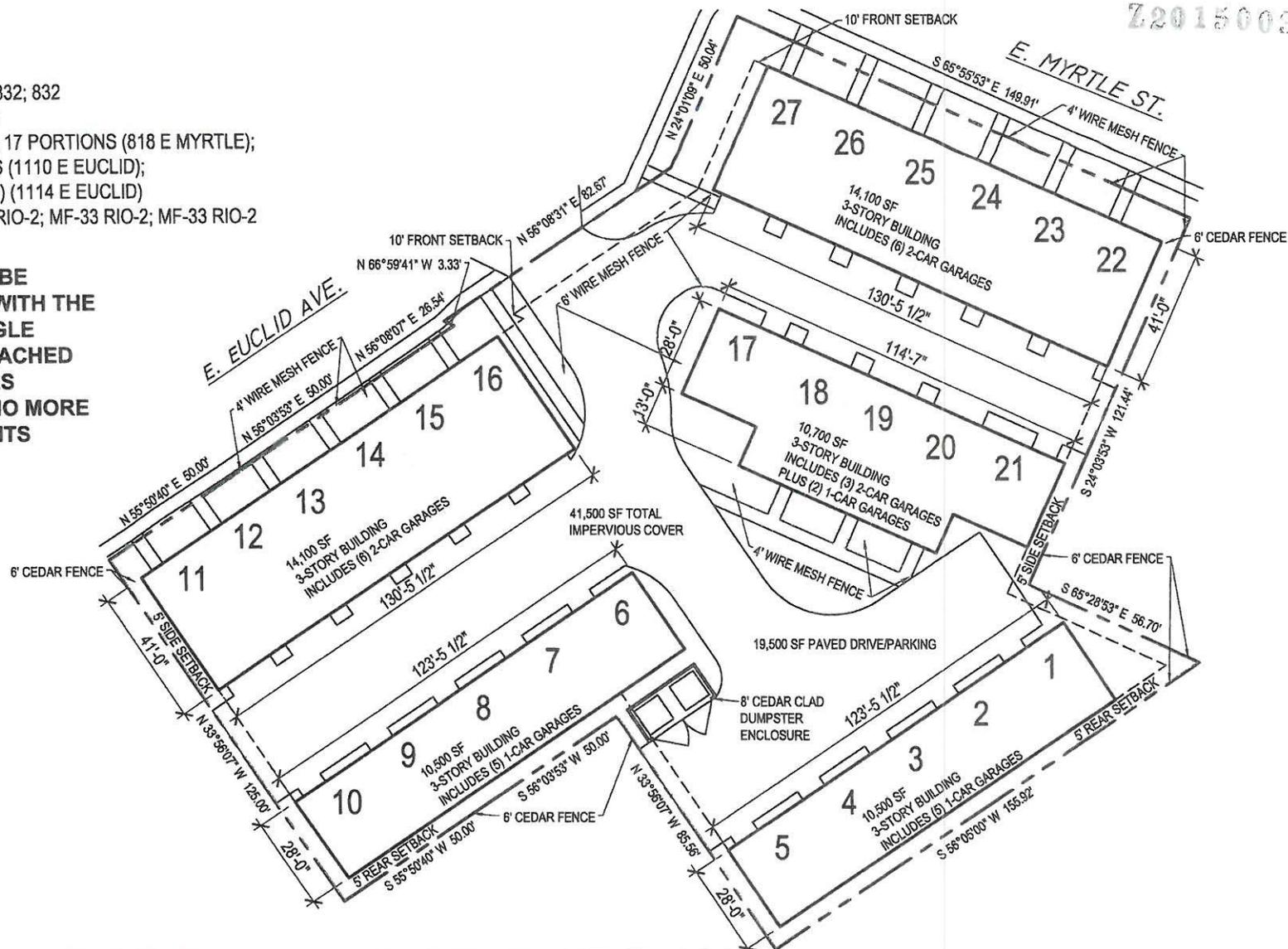
### **7. Other Factors:**

None

Z2015003

NCB 6795, 832; 832; 832  
BLOCK 7, 6; 6; 6  
LOT 21, 15, 16 & 17 PORTIONS (818 E MYRTLE);  
2 & 3 PORTIONS (1110 E EUCLID);  
D & 3 (PORTION) (1114 E EUCLID)  
C3NA RIO-2, I1 RIO-2; MF-33 RIO-2; MF-33 RIO-2  
1.179 ACRES

**PARCEL TO BE  
ZONED IDZ WITH THE  
USE OF SINGLE  
FAMILY ATTACHED  
TOWNHOMES  
TOTALING NO MORE  
THAN 29 UNITS**

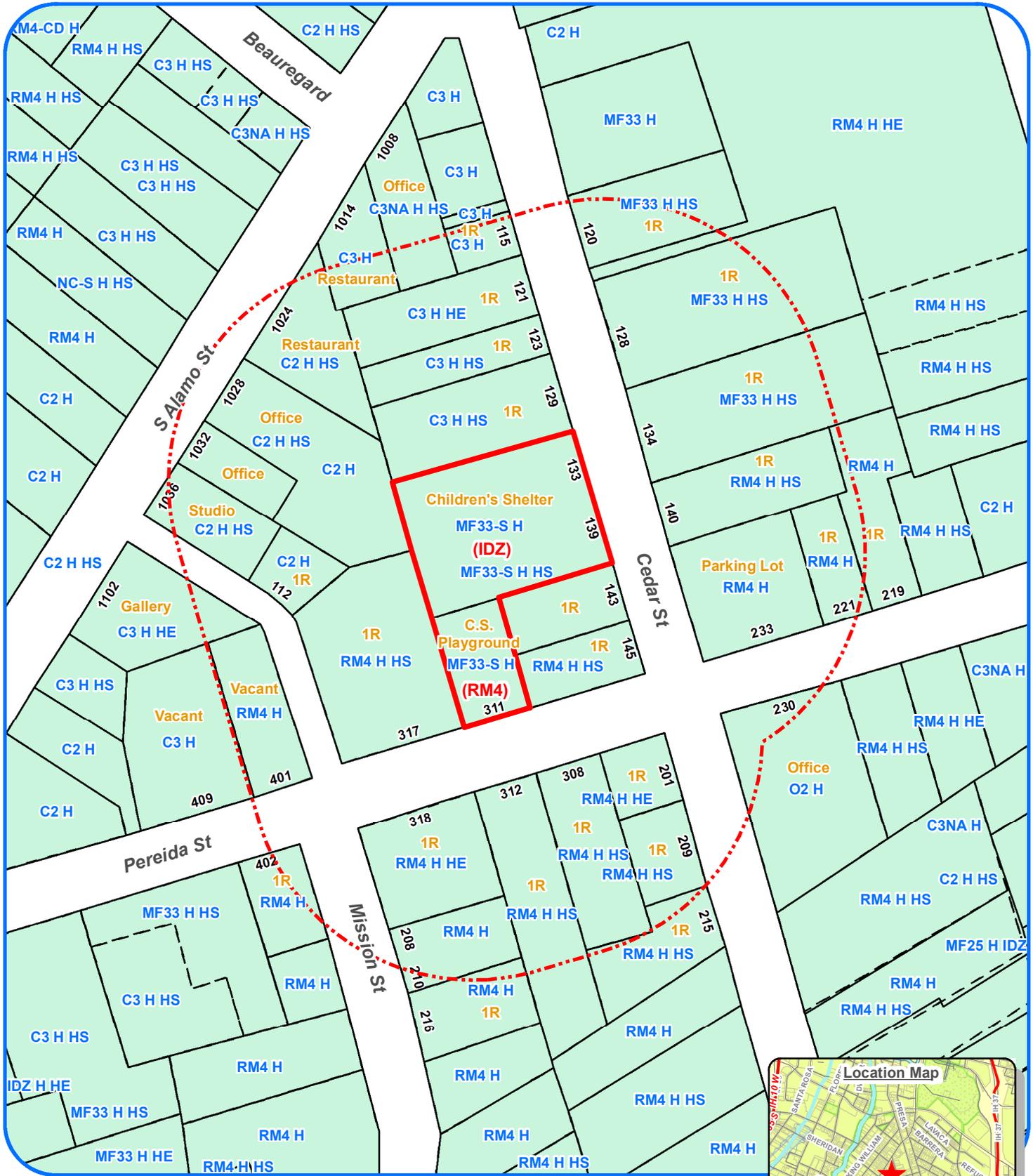


# ZONING SITE PLAN - MYRTLE AT EUCLID

SCALE: 1" = 30'



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



# Zoning Case Notification Plan

## Case Z-2015-004

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 00935 - BLOCK B - LOT 7 & 8 & N 12.4 ft of 9 (139 Cedar) and S 43.8 ft. of W 69 ft OF 9 & W 69 ft of 10 (311 Pereida)

- Legend**
- Subject Properties (0.640 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  
 (10/09/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2015004

Hearing Date: November 4, 2014

Property Owner: The Children's Shelter Foundation

Applicant: 1836 Asset Development, LLC (Frank Pakuszewski)

Representative: Steve Yndo

Location: 139 Cedar Street and 311 Pereida

Legal Description: Lots 7, 8, the north 12.49 feet and south 43.8 feet west of 69 feet of Lot 9 and west 69 feet of Lot 10, Block B, NCB 935

Total Acreage: 0.64

City Council District: 1

Case Manager: Krystin Ramirez, Planner

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

### **Proposed Zoning Change**

**Current Zoning:** "MF-33 H AHOD S" Multi-Family King William Historic Airport Hazard Overlay District with a Specific Use Authorization for a Child Care Institution (Specialized)

**Requested Zoning:** "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with Single-Family Residential uses (attached townhomes) at a density not to exceed 25 units per acre on Lots 7, 8 and the north 12.4 feet of Lot 9, Block B, NCB 935 and "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District on the south 43.8 feet of the west 69 feet of Lot 9 and the west 69 feet of Lot 10, Block B, NCB 935 all

### **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 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 39

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

**Planning Team:** Downtown Neighborhood Plan – 67

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned “D” Apartment District. In a 1991 case, the property was rezoned to “R-3 CC” Multi-Family Residence District with a Conditional Use for Child Care Institution (Specialized). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District. The property currently houses The Children’s Shelter.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** “C3-H”, “C-3NA H HS”, “C-3 H HS”, “MF-33 H”, “MF-33 H HS”, “RM-4 H HS” and “RM-4 H”

**Current Land Uses:** Office, restaurant, single-family residence, and parking lot

**Direction:** South

**Current Base Zoning:** “RM-4 H”, “RM-4 H HE” and “RM-4 H HS”

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

**Direction:** West

**Current Base Zoning:** “C-2 H HS”, “C-2 H” and “RM-4 H HS”

**Current Land Uses:** Restaurant, office, studio and 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.

Properties to the north, east, and south east of the subject property are located within the King William Historic District. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City’s Historic and Design Review Commission (HDRC).

## **Transportation**

**Thoroughfare:** Cedar Street

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

**Proposed Changes:** None known

**Thoroughfare:** Pereida Street

**Existing Character:** Local street; one lane in each direction with a sidewalk on one side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 34, 42, 232 and 242 which operate along South Saint Mary’s Street..

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone overlays are exempt from this process.

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

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

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

### **1. Consistency:**

The subject property is located within the Downtown Neighborhood Plan and is currently designated as Residential in the future land use component of the plan. The Residential designation for this plan entails single-family, multi-family and mixed use land uses. The requested "IDZ" and "RM-4" base zoning districts are consistent with Residential land use designation. The property currently is occupied by The Children's Shelter and redevelopment of the subject properties would increase density and housing opportunities for the neighborhood.

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

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

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

The current "MF-33" base zoning district is appropriate for the subject property's location in an inner city neighborhood near South Alamo Street, a Secondary Arterial Type B. However, the property does not presently feature multi-family dwellings available for public use. Therefore, the proposed zoning will provide more economic development and housing prospects.

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

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

### **5. Public Policy**

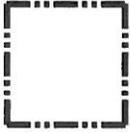
The rezoning request does not appear to conflict with any public policy objective.

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

The subject property totals 0.64 of an acre in size, which should reasonably accommodate the uses permitted in "IDZ" and "RM-4".

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

Redevelopment of the subject properties shall be consistent with the character of the surrounding neighborhood.



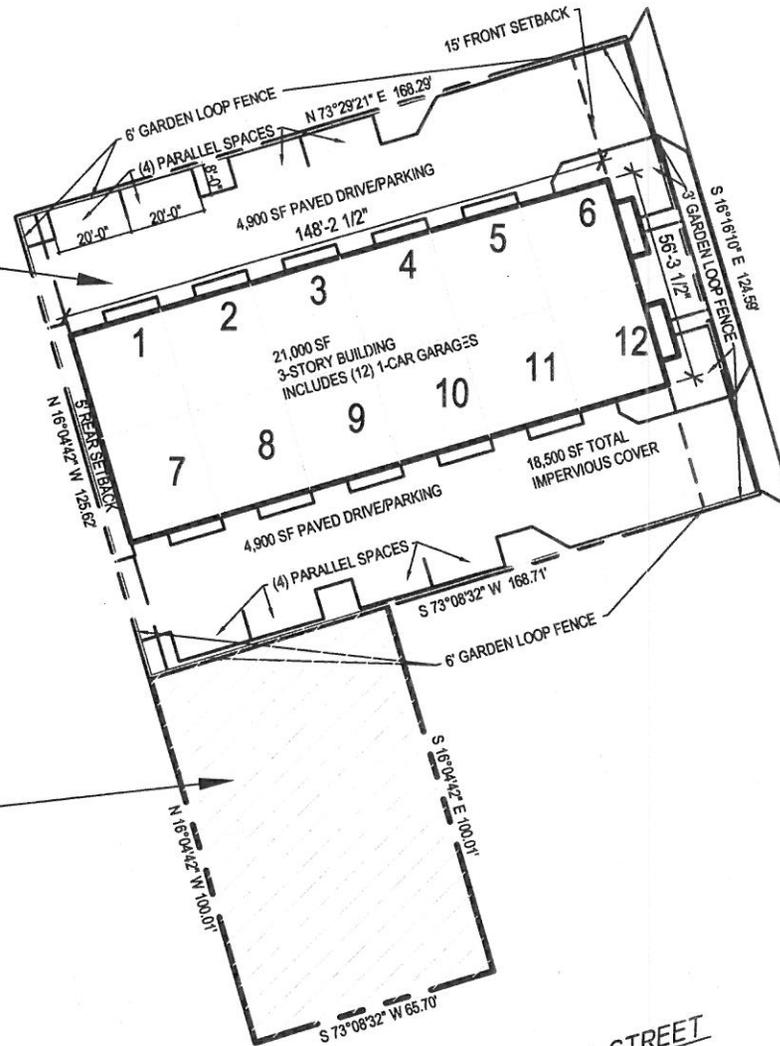
**PARCEL TO BE ZONED IDZ WITH THE USE OF SINGLE FAMILY ATTACHED TOWNHOMES TOTALING NO MORE THAN 12 UNITS**

NCB 935  
LOT 7, 8 & THE NORTH 12.4' OF 9  
TYPE MF-33-S H  
0.49 ACRES



**PARCEL TO BE DOWN-ZONED RM-4 SINGLE FAMILY**

NCB 935  
THE SOUTH 43.8' OF  
THE WEST 69' OF 9 & 10  
TYPE MF-33-S H  
0.15 ACRES



CEDAR STREET

PEREIDA STREET

62015004

AUTHORIZED REPRESENTATIVE  
STEVE YNDO  
935 SOUTH ALAMO  
SAN ANTONIO, TX 78205

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

# ZONING SITE PLAN - CEDAR AT PEREIDA

SCALE: 1" = 50'





# Zoning Case Notification Plan

## Case Z-2015-007

Council District: 2  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 00595 - BLOCK 001 - LOTS 1 & 2 and all of LOTS 3 THRU 18; NCB 00593 - BLOCK A - LOTS 1 THRU 18

**Legend**

- Subject Properties (5.886 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  
 (10/13/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2015007

Hearing Date: November 4, 2014

Property Owner: Friedrich Lofts, Ltd. (by Millennium Urban Village, Inc., General Partner, by John Miller, President)

Applicant: Friedrich Lofts, Ltd. (by Millennium Urban Village, Inc., General Partner, by John Miller, President)

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

Location: 1617 and 1631 East Commerce Street

Legal Description: Lots 1 & 2 and all of Lots 3-18, Block 1, NCB 595; All of Lots 1-18, Block A, NCB 593

Total Acreage: 5.886

City Council District: 2

Case Manager: Krystin Ramirez, Planner

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

### Proposed Zoning Change

**Current Zoning:** "AE-3 HS AHOD" Historic Significant Arts and Entertainment-3 Airport Hazard Overlay District

**Requested Zoning:** "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown 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 October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill Neighborhood Association

**Planning Team:** Dignowity Hill Planning Team – 23

**Applicable Agencies:** Office of Historic Preservation

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938, and was originally zoned "J" Commercial District. A 1999 rezoning case designated the property as Historic Significant and in 2005 City Council approved to change the zoning from "I-1 HS" Historic Significant General Industrial District to "IDZ HS" Historic Significant Infill Development Zone District. In 2009, a large area rezoning case, which established an Arts and Entertainment District, designated the property as an "AE-3" Arts and Entertainment District.

Additionally, in the September 17, 2014 Historic and Design Review Commission (HDRC) meeting, the commission approved that the portions of the property may be retained and the remaining portions may be demolished or are deemed non-contributing. Furthermore, any redesign or demolition requires future approval of HDRC.

**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:** "RM-4"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "R-4 S HS" and "R-4 HS"

**Current Land Uses:** Historic city cemeteries

**Direction:** South

**Current Base Zoning:** "AE-1"

**Current Land Uses:** Retail center, motel/inn, restaurant, auto repair and vacant land

**Direction:** West

**Current Base Zoning:** "RM-4 H", "AE-1 S", "AE-1", "AE-1 HS"

**Current Land Uses:** Carver Center complex, parking lot, office and vacant commercial

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

Properties to the east and west of the subject property are Historically Significant. Although the historic district does not restrict possible uses, it does require all construction plans be reviewed and approved by the City's Historic and Design Review Commission (HDRC).

## **Transportation**

**Thoroughfare:** East Commerce Street

**Existing Character:** Primary Arterial Type B; two lanes, a bike lane and sidewalks in each direction

**Proposed Changes:** None known

**Thoroughfare:** North Pine Street

**Existing Character:** Local street; two lanes in each direction with sidewalks on each side

**Proposed Changes:** None known

**Thoroughfare:** North Olive Street

**Existing Character:** Local street; two lanes in each direction with sidewalks on each side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are 25 and 225, which operate along East Commerce Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone districts are exempt from a TIA report.

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

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

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

### **1. Consistency:**

The subject property is located within the Dignowity Hill Plan and is currently designated as High-Density Mixed Use in the future land use component of the plan. The requested "IDZ" base zoning district is consistent with this designation. The proposed integration of commercial, office and multi-family residential uses is appropriate along this Primary Arterial Type B. Moreover, redevelopment of a historic property, such as the Friedrich Building, will encourage revitalization along the corridor and increase inner city housing availability.

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

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

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

The current "AE-3" base zoning district is appropriate for the subject property due to its location near the downtown area. However, the actual historic structure on the subject property would be better suited for mixed use rather than solely supporting an arts and entertainment venue.

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

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

### **5. Public Policy**

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

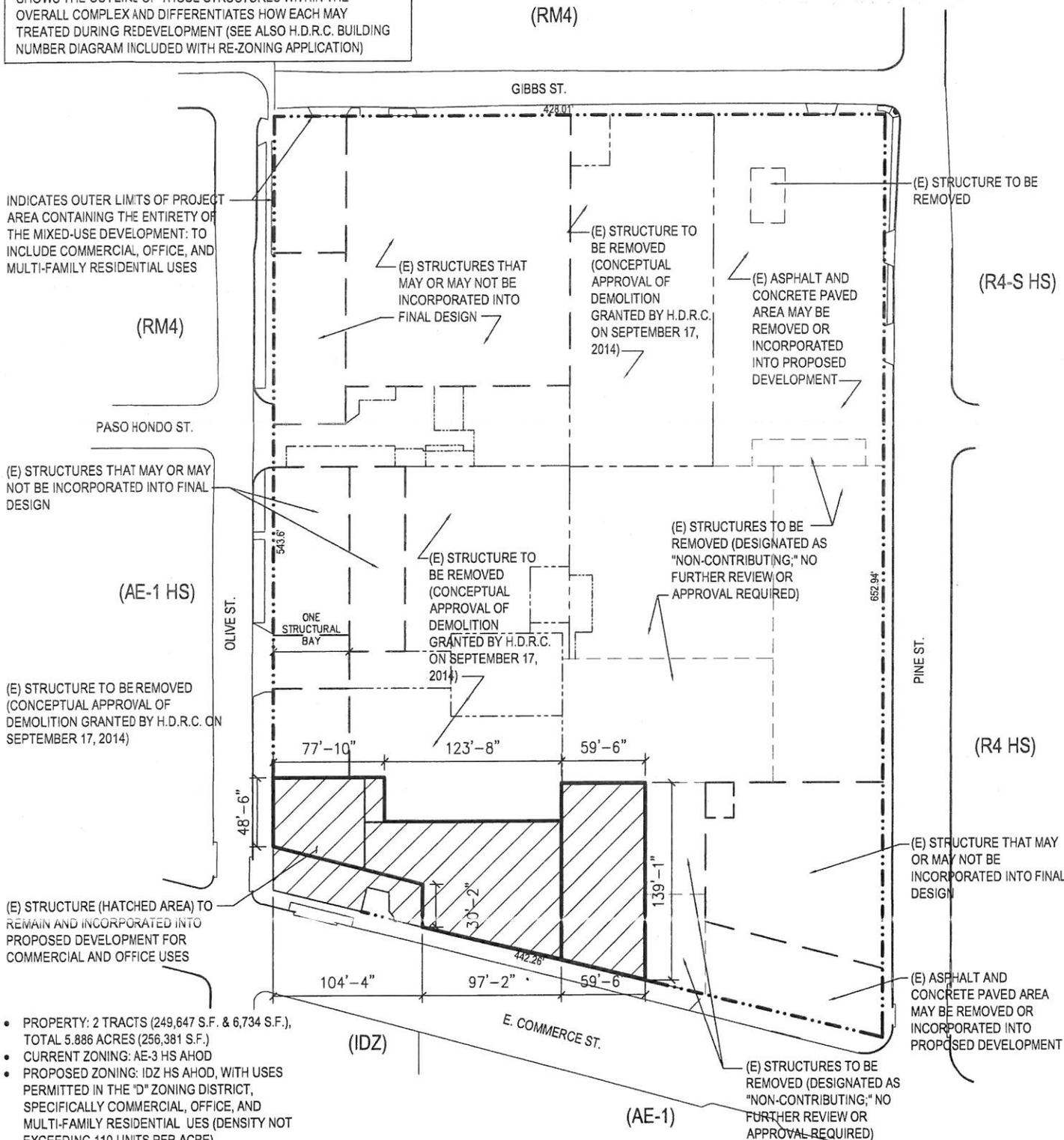
### **6. Size of Tract:**

The subject property totals 5.886 acres in size, which should reasonably accommodate the uses permitted in "IDZ".

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

Any proposed designs or permissions for demolition will need to be reviewed by the Historic and Design Review Commission. Furthermore, the redesign should retain the historic character of the Friedrich Building and the Dignowity Neighborhood but any redevelopment of the property will benefit the area as a whole.

PLEASE NOTE, THE FRIEDRICH COMPLEX IS MADE UP OF MANY STRUCTURES THAT WERE BUILT OVER THE YEARS. THIS SITE PLAN SHOWS THE OUTLINE OF THOSE STRUCTURES WITHIN THE OVERALL COMPLEX AND DIFFERENTIATES HOW EACH MAY TREATED DURING REDEVELOPMENT (SEE ALSO H.D.R.C. BUILDING NUMBER DIAGRAM INCLUDED WITH RE-ZONING APPLICATION)



- PROPERTY: 2 TRACTS (249,647 S.F. & 6,734 S.F.), TOTAL 5,886 ACRES (256,381 S.F.)
- CURRENT ZONING: AE-3 HS AHOD
- PROPOSED ZONING: IDZ HS AHOD, WITH USES PERMITTED IN THE "D" ZONING DISTRICT, SPECIFICALLY COMMERCIAL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES (DENSITY NOT EXCEEDING 110 UNITS PER ACRE)
- IMPERVIOUS COVER: UP TO 100% (256,381 S.F.)
- PARKING: MINIMUM REQUIRED PARKING FOR A MIXED-USE DEVELOPMENT WILL BE PROVIDED ON-SITE FOR COMMERCIAL, OFFICE, AND RESIDENTIAL USES AS DICTATED BY THE U.D.C.

**ZONING SITE PLAN FOR "IDZ" MIXED-USE DEVELOPMENT:  
1617 & 1631 E. COMMERCE (FRIEDRICH COMPLEX)**

SCALE: 1" = 100'



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





# Zoning Case Notification Plan

## Case Z-2015-008

Council District: 4  
 School District: South San I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 10016 - BLOCK 000 - LOT 003

- Legend**
- Subject Properties (0.210 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  
 (10/13/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2015008  
Hearing Date: November 4, 2014  
Property Owner: Minerva Longoria  
Applicant: Minerva Longoria  
Representative: Minerva Longoria  
Location: 1426 McCauley Boulevard  
Legal Description: Lot 3, NCB 10016  
Total Acreage: 0.2109  
City Council District: 4  
Case Manager: Trenton Robertson, 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:** "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 October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, 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:** Tierra Linda Neighborhood Association

**Planning Team:** Nogalitos/South Zarzamoram Community Plan-26

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was originally annexed in 1944 and was originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2" Heavy Industrial. The property is not platted but is developed with a residential structure measuring 1,248 square feet in size that was built in 1951.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North and East

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

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

**Direction:** South

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

**Current Land Uses:** Professional Office and Senior Care Facility

**Direction:** West

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

**Current Land Uses:** Retail Center and Single-Family Residential

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

## **Transportation**

**Thoroughfare:** McCauley Boulevard and Walden Street

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

**Proposed Changes:** None known

**Public Transit:** The closest Via bus line 550 operates along Southwest Military Drive, 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:** Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

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

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

### **1. Consistency:**

The property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as Low Residential 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 neighboring lands in relation to this zoning change request.

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

The current "I-2" district is not appropriate for the subject property due to the small size of the lot and the strenuous development standards of the industrial zoning district. Although much of the surrounding area carries industrial zoning, the area is part of an established single-family residential neighborhood. The current "I-2" zoning district is outdated and inconsistent with the surrounding uses.

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

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

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

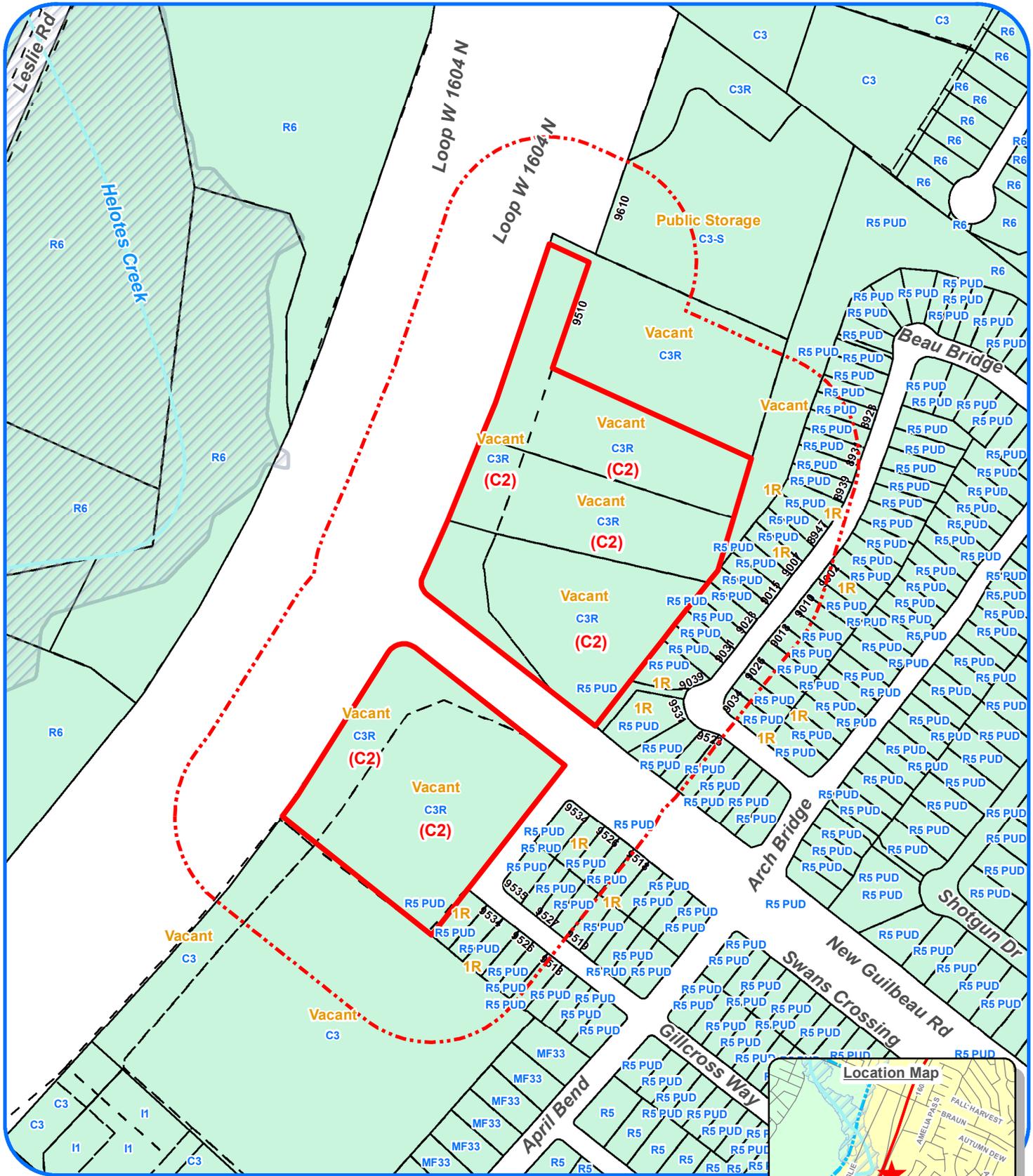
The request does not appear to conflict with any public policy objective.

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

The subject property is 0.2109 of an acre in size, which should be able to reasonably accommodate the proposed single-family dwelling.

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

None.



# Zoning Case Notification Plan

## Case Z-2015-010

Council District: 6 & 7  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 250 Feet  
 Subject Property Legal Description(s): NCB 18163 & 19198 - BLOCK 1 & 6 - LOT 11, 77, 78, 79

Legend	
Subject Properties	(9.756 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  
 (10/10/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2015010

Hearing Date: November 4, 2014

Property Owner: Olmos Equities, Ltd. (by Thomas O. Brundage)

Applicant: Olmos Equities, Ltd. (by Thomas O. Brundage)

Representative: Kaufman & Killen, Inc.

Location: Properties located at the intersection of New Guilbeau Road and North Loop 1604 West

Legal Description: Lot 11, Block 1, NCB 19198; Lots 77, 78 and 79, Block 6, NCB 18163

Total Acreage: 9.756

City Council District: 7

Case Manager: Krystin Ramirez, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "C-3R" General Commercial Restrictive Alcohol Sales District

**Requested Zoning:** "C-2" Commercial District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on October 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 31, 2014, 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:** None

**Planning Team:** Northwest Community Planning Team – 23

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1993, and was originally zoned “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 Alcohol Sales District.

**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-3R” and “C-3S”

**Current Land Uses:** Vacant and public storage

**Direction:** East and South

**Current Base Zoning:** “R-5 PUD” and “C-3”

**Current Land Uses:** Vacant and single-family residential

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Loop 1604

**Existing Character:** Freeway; three lanes in each direction

**Proposed Changes:** None known

**Thoroughfare:** New Guilbeau Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is 660, which operates along Loop 1604.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present at the Zoning Commission meeting.

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

Service – Commercial development (Food Establishment): Minimum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 40 square feet GFA.

Service – Commercial development (Retail): Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA.

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

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

### **1. Consistency:**

The subject property is located within the Northwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with this designation. Community Commercial encompasses medium and high-density land uses that serve a large area community. Additionally, these uses are typically established along major arterials or in established commercial areas. These uses can include a mix of uses in the same building or development. Thus, these characteristics as a whole qualify the proposed land designation as appropriate.

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

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

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

The current "C-3R" base zoning district is appropriate for the subject property's location, however, the intensity of the commercial district and the restrictive alcohol sales may hinder economic development for this area and discourage the placement of restaurants at this intersection.

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

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

### **5. Public Policy**

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

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

The subject property totals 9.756 acres in size, which should reasonably accommodate the uses permitted in "C-2".

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

Decreasing the intensity of the commercial designation is appropriate for this area because of its approximate location near single-family residences.