

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, October 21, 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	

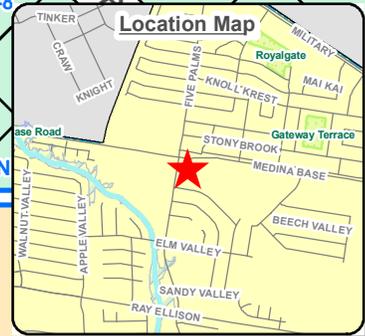
1. **12:45 PM** - Work Session – Tobin Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for October 21, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of October 7, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014231 (Council District 5) – POSTPONED:** A request for a change in zoning from “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District, “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District and “I-1 H AHOD” General Industrial Cattleman Square Historic Airport Hazard Overlay District to “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District on Lot 26, Block 84, NCB 265; 910 and 928 West Commerce Street and 605 Buena.
7. **ZONING CASE NUMBER Z2014212 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 on a portion of the 6000 Block of Medina Base Road.
8. **ZONING CASE NUMBER Z2014213 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive.
9. **ZONING CASE NUMBER Z2014238 CD (Council District 5):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lots 46 & 47, Block 21, NCB 8877; 112 North San Ignacio Avenue.

10. **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 “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 & 410, NCB 11432; 208 Roanoke Avenue.
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 Z2014259 S (Council District 2):** A request for a change in zoning from “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal to “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal on Lot 25, NCB 12867; 498 Pop Gunn Drive.
13. **ZONING CASE NUMBER Z2014245 CD (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-3 CD” General Commercial District with a Conditional Use for Warehousing on 1.0116 acres out of Lot 12 and portions of Lot 13, NCB 10613; 4531 and 4539 Emil.
14. **ZONING CASE NUMBER Z2014183 CD (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “MF-40 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District (on 4.929 acres) and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair (on 0.9 of an acre) on 5.829 acres out of NCB 11166 on a portion of the 9900 Block of Roosevelt Avenue.
15. **ZONING CASE NUMBER Z2014252 (Council District 3):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-2 MC-1 AHOD” Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-4 MC-1 AHOD” Residential Single-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 25.71 acres out of Lot 7, NCB 11156 on a portion of the 5000 Block of Roosevelt Avenue.
16. **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-2 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-2 on Lot 29, Block 31, NCB 19300; 8823 Dugas Road.
17. **ZONING CASE NUMBER Z2014260 (Council District 2):** A request for a change in zoning from “I-2 EP-1” Heavy Industrial Facility Parking/Traffic Control District to “C-2 EP-1” Commercial Facility Parking/Traffic Control District on 2.412 acres out of NCB 1195 and NCB 1196; 1819, 1812 North Walters Street; 2615, 2619 & 2623 Dignowity; 710, 806 and 820 Seguin Street.
18. **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 the southwest side of Vance Jackson between Presidio Parkway and UTSA Parkway.

19. **ZONING CASE NUMBER Z2014267 (Council District 3):** A request for a change in zoning from “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), “UD AHOD” Urban Development Airport Hazard Overlay District (38.17 acres) and “RP AHOD” Resource Protection Airport Hazard Overlay District (94.691 acres) to “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District on Lots P-2, P-3 and P-100, NCB 11150 and CB 4283; 14903 Southwest Loop 410 (aka 720 West Loop 410).
20. **ZONING CASE NUMBER Z2014269 (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential-Mixed Airport Hazard Overlay District on Lot 17 and Lot 18, Block 12, NCB 2640; 714 Green Street.
21. **ZONING CASE NUMBER Z2014271 S (Council District 3):** A request for a change in zoning from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use Authorization for Machinery, Tools and Construction Equipment Sales and Service on Parcel 77, ABS 2 (6.3299 acres), CB 4010; Parcel 2, ABS 1044 (1.274 acres), CB 4135; Parcel 7F (.6608 acres) and Parcel 7J, ABS 129 (.448 acres), CB 4136; 20350 South IH 37.
22. **Director’s Report** – Update on City Council Cases.
23. **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.
24. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2014-212

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15259 - BLOCK 000 - LOT: Portion of 6000 block of Medina Base Rd. - P-37A

Legend	
Subject Properties	—— (5.524 Acres)
200' Notification Area	- - - -
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	[Hatched Box]
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (07/29/2014 - 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 #: Z2014212

Hearing Date: October 21, 2014

Property Owner: Showcase Custom Homes of Texas, Inc. (by Gene A. Liguori, Vice President)

Applicant: KLove Engineering, LLC (Jose M. Cantu, PE)

Representative: KLove Engineering, LLC (Jose M. Cantu, PE)

Location: A portion of the 6000 Block of Medina Base Road

Legal Description: Parcel 37A, NCB 15259

Total Acreage: 5.524

City Council District: 4

Case Manager: Trenton Robertson, Planner

Case History: This is the third public hearing for this zoning case. The rezoning request was continued from the August 19, 2014 and the September 2, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "NP-8 AHOD" Neighborhood Preservation 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 August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 17, 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: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2001 case, the property was rezoned to "R-1A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "NP-8" Neighborhood Preservation District. The property is not platted and is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant, Single-Family Residences and Church

Direction: South

Current Base Zoning: "NP-8"

Current Land Uses: Single-Family Residences and vacant

Direction: East

Current Base Zoning: "MF-33", "NP-8" and "C-3"

Current Land Uses: Vacant and Multi-Family Residences

Direction: West

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

Current Land Uses: Vacant

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

Transportation

Thoroughfare: Five Palms Drive

Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane

Proposed Changes: None known

Thoroughfare: Medina Base Road

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

Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to the subject property.

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

Parking Information: Off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The rezoning application generally referred to commercial uses, therefore the parking requirement cannot be calculated at this time.

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 United Southwest Communities Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Community Commercial. The Community Commercial designation is meant to accommodate commercial development located along arterial roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location at the intersection of an arterial thoroughfare and a collector street makes medium intensity commercial development appropriate. Where "C-2" zoning abuts residential zoning and/or uses, building setbacks and landscape buffer will apply.

3. Suitability as Presently Zoned:

The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. This portion of Five Palms Drive is an emerging corridor evolving from vacant and single-family residential uses into commercial and multi-family residential uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

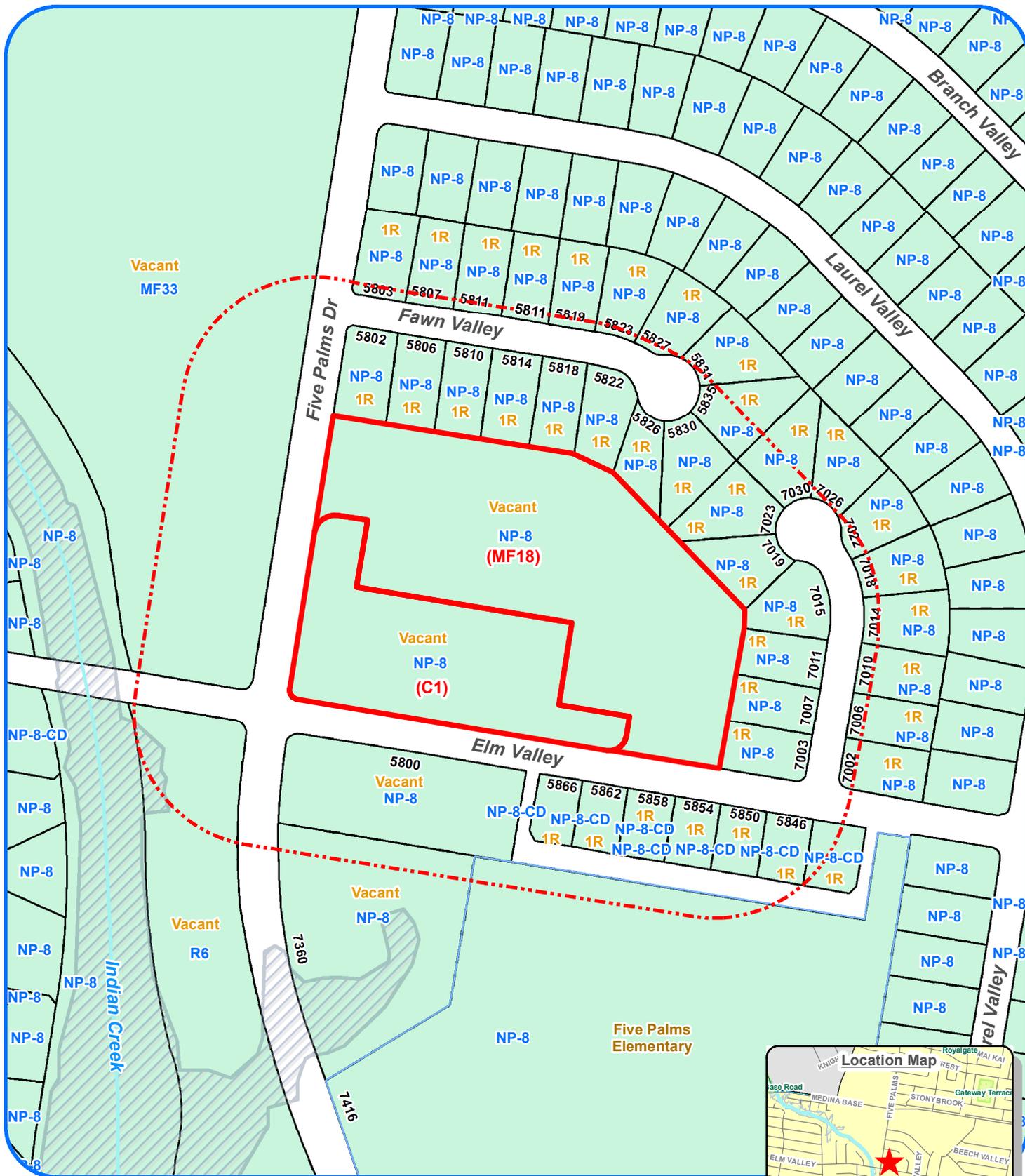
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 5.524 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the "C-2" district, along with required parking and landscaping.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate no opposition to the zoning change request and proposed project.



Zoning Case Notification Plan

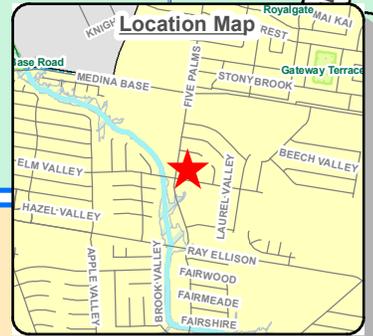
Case Z-2014-213

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 15261 - BLOCK 000 - LOT: Portion of 7200 block of Five Palms Dr. - P-37

Legend

- Subject Properties ——— (5.683 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (07/31/2014 - 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 #: Z2014213

Hearing Date: October 21, 2014

Property Owner: Home Living Hospitality, Ltd. (by Gene A Liguori, Jr., Manager, Two B.T. LLC, General Partner)

Applicant: KLove Engineering, LLC (Jose M. Cantu, PE)

Representative: KLove Engineering, LLC (Jose M. Cantu, PE)

Location: A portion of the 7200 Block of Five Palms Drive

Legal Description: 5.683 acres out of Parcel 37, NCB 15261

Total Acreage: 5.683

City Council District: 4

Case Manager: Trenton Robertson, Planner

Case History: This is the third public hearing for this zoning case. The rezoning request was continued from the August 19, 2014 and the September 2, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District (on 1.956 acres) and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 17, 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: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 2001 case, the property was rezoned to “R-1A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "NP-8" Neighborhood Preservation District. The property is currently not platted and is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “MF-33” and “R-6”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “NP-8” and “R-6”

Current Land Uses: School, Single-Family Residences and Vacant

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

Transportation

Thoroughfare: Five Palms Drive

Existing Character: Collector; one lane in each direction with sidewalks and a bicycle lane

Proposed Changes: None known

Thoroughfare: Fawn Valley and Elm Valley

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

Proposed Changes: None known

Public Transit: VIA bus lines 614 and 619 operate along Five Palms Drive, with multiple stops adjacent to the subject property.

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

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units. Off-street vehicle parking requirements for commercial uses are typically determined by building size and use (application did not specify the use).

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 space per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

The property is located within the United Southwest Communities Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-1" and "MF-18" base zoning districts are not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Mixed Use. The Mixed Use designation is meant to accommodate a blend of residential, retail, professional service, office, entertainment etc. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring property related to the rezoning request. The subject property is located at a four way stop along a collector street which should reasonably accommodate additional traffic that may be generated by the requested commercial and multi-family zoning districts.

3. Suitability as Presently Zoned:

The current zoning district is not appropriate for the subject property. The subject property is located on the periphery of an established single-family residential neighborhood along a collector street which generally accommodates commercial uses. The proposed multi-family zoning district will act as a buffer between future commercial development and the existing residential neighborhood.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

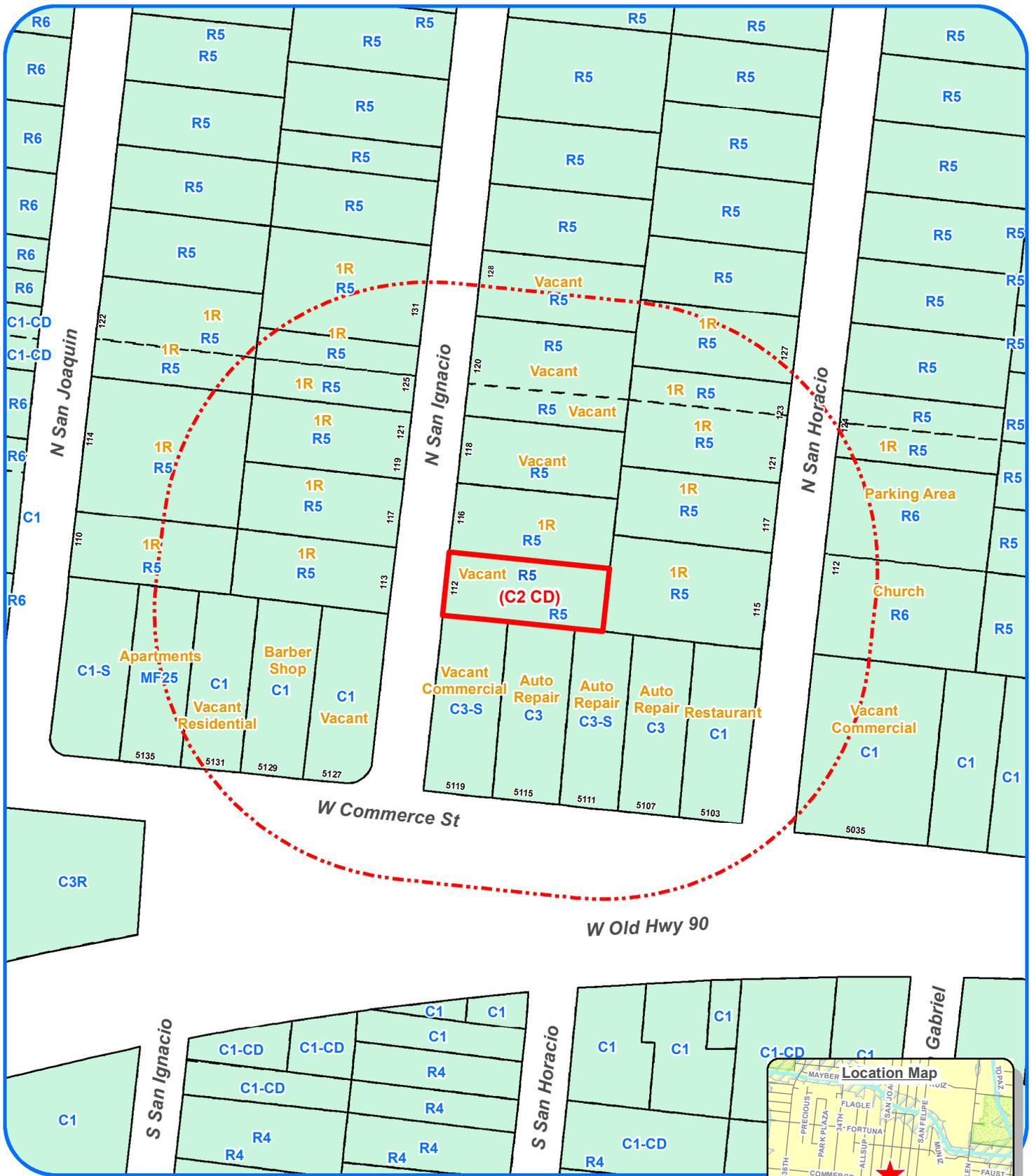
6. Size of Tract:

The subject property is 5.683 acres in size, which should be able to reasonably accommodate the uses permitted in both the "C-1" and "MF-18" zoning districts, along with required parking and landscaping.

7. Other Factors:

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Comments issued by the Joint Base San Antonio indicate no opposition to the zoning change request and proposed project.

The subject property is located within 300 feet of a public school. Alcohol sales will be prohibited on the subject property unless a variance from the distance requirements of City Code Section 4-6 is approved by the City Council.



Zoning Case Notification Plan

Case Z-2014-238

Council District: 5

School District: Edgewood I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 8877 - BLOCK 21 - LOT 046 & 047

Legend

- Subject Properties (0.132 Acres)
- 200' Notification Area
- Current Zoning (TEXT)
- Requested Zoning Change (TEXT)
- 100-Year DFIRM Floodplain
- Single Family Residential (1R)



Development Services Dept
City of San Antonio
(08/22/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014238 CD

Hearing Date: October 21, 2014

Property Owner: Damaso Garza

Applicant: Damaso Garza

Representative: Damaso Garza

Location: 112 North San Ignacio Avenue

Legal Description: Lots 46 & 47, Block 21, NCB 8877

Total Acreage: 0.132

City Council District: 5

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the September 16, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

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

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 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 17, 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: None

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1945 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District. In a 2003 case, the property was rezoned to "R-5" Residential Single-Family District. The property is not platted or developed with structures; however, the property is fully paved.

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

Adjacent Base Zoning and Land Uses

Direction: North, East and West

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Church, Parking Lot, Vacant and Single-Family Residences

Direction: South

Current Base Zoning: "C-3", "C-1" and "MF-25"

Current Land Uses: Auto Repair, Restaurant, Barber Shop, Apartments, Single-Family Residential and Vacant

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

Transportation

Thoroughfare: N San Ignacio and N San Horacio

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

Proposed Changes: None known

Thoroughfare: West Commerce Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 44 and 243 operates along Pleasanton Road, west of the subject property.

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

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

Auto and Light Truck Repair

Minimum requirement: 1 per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

Maximum allowance: 1 per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Approval of the requested rezoning will likely increase in traffic and on-street parking on a local street designed for single-family residential uses and traffic. At times, commercial zoning districts may provide an appropriate transition between low-density residential uses and major arterial thoroughfares; however, the zoning districts that should be utilized as a buffer are districts with a low intensity such as: "C-1" or "NC".

3. Suitability as Presently Zoned:

The existing "R-5" base zoning district is appropriate for the subject property. The surrounding blocks include a mix of vacant lots and single-family dwellings with auto repair, restaurants, apartments and vacant commercial lots on the periphery abutting West Commerce Street.

4. Health, Safety and Welfare:

Staff finds possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed commercial use on the subject property. The area experiences a high occurrence of on-street parking. Staff is concerned that the on-street parking situation will worsen if commercial uses continue to encroach into the neighborhood.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.132 of an acre in size, which would accommodate the commercial use and the required buffer.

7. Other Factors:

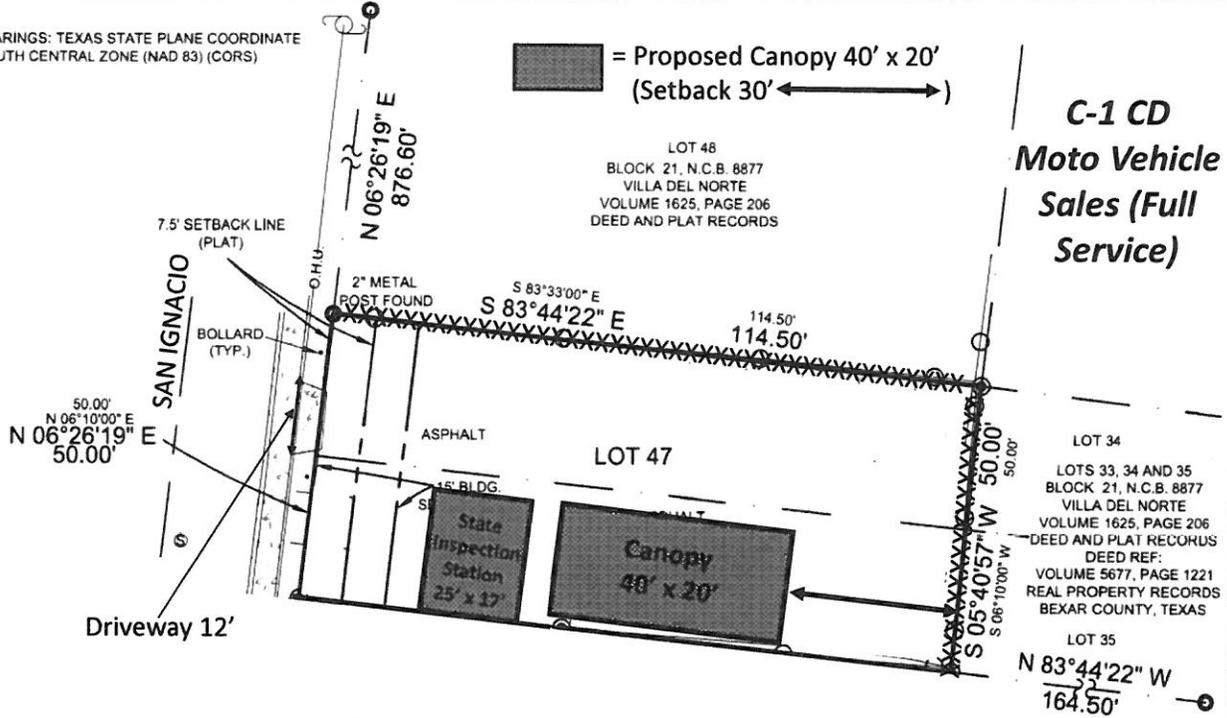
The conditional zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.

If the request were amended to "C-1 CD" with a conditional use for motor vehicle sales (full service), staff would support the amendment with the aforementioned conditions being applied. An amended site plan has been submitted and reviewed by staff.

NOTE:
 BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE
 SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)



PROPERTY SIZE:

Total Square Footage: 5,725 sq. ft.

PROPOSED CANOPY:

Total Square Footage: 800 sq. ft.

PROPOSED STATE INSPECTION STATION:

Total Square Footage: 425 sq. ft.

ASPHALT:

Total Square Footage: 5,725 sq. ft.

PARKING SPACES:

The required parking spaces will be located on our adjacent lot (5119 W. Commerce St.) and addressed through a parking agreement.

FENCE:

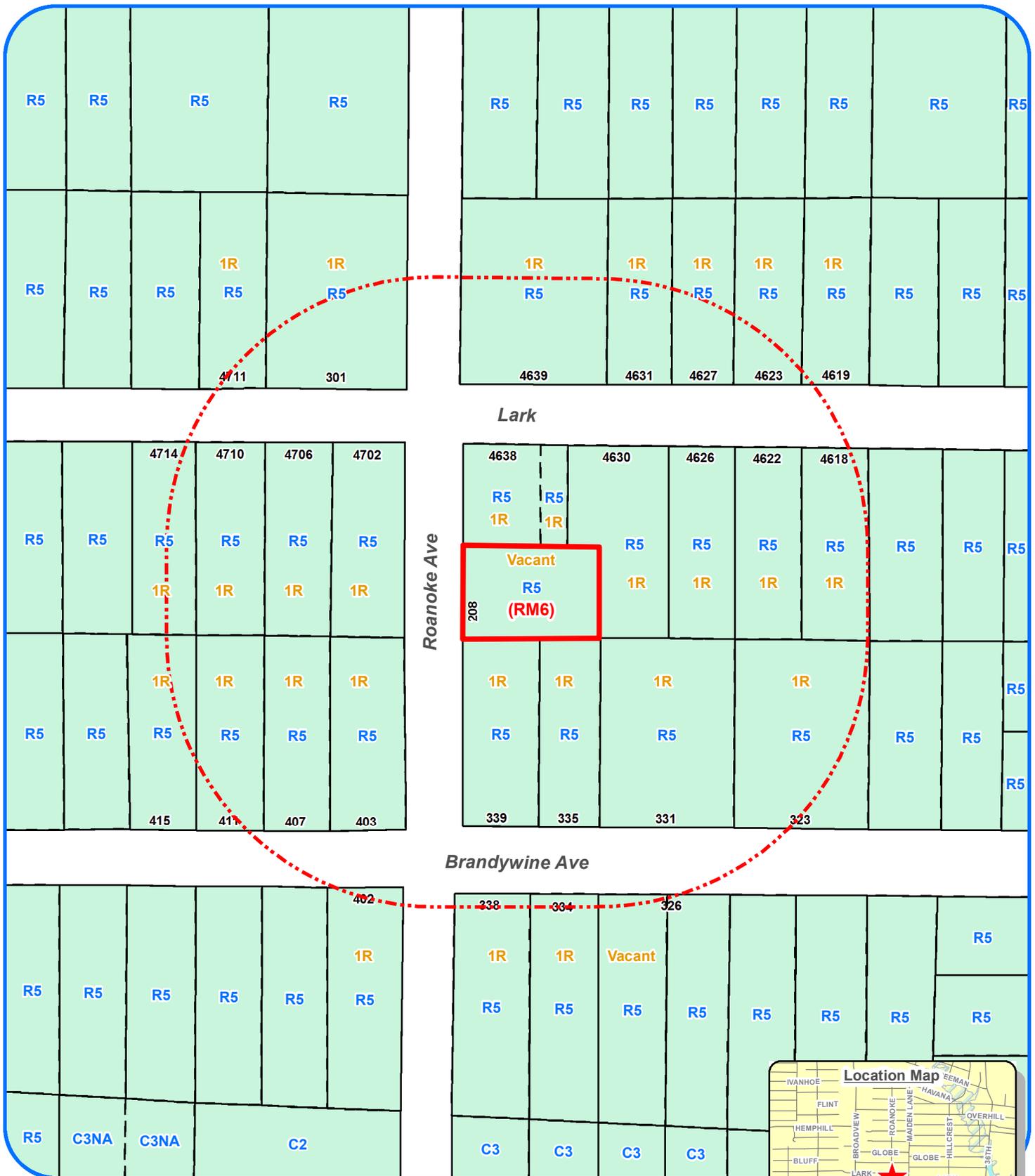
Height: 6 ft. (Solid Screen)
 Plan Symbols: XXXXXXXXXXXX

NOTE:

The Buffer Yard requirement will be reduce trough section 35-510 No. 4b.



I, Damazo Garza, 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-2014-246

Council District: 7

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11432 - BLOCK 000 - LOT 0.1607 acres out of Lots 409 & 410

Legend

- Subject Properties (0.1607 Acres)
- 200' Notification Area
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
City of San Antonio
(08/26/2014 - 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 #: Z2014246

Hearing Date: October 21, 2014

Property Owner: Carlos & Vanessa Abelar

Applicant: Carlos Abelar

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

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 second public hearing for this zoning case. This case was continued at the September 16, 2014 Zoning Commission Public Hearing. Since then, 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: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District. Applicant has submitted an amended request to "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 17, 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

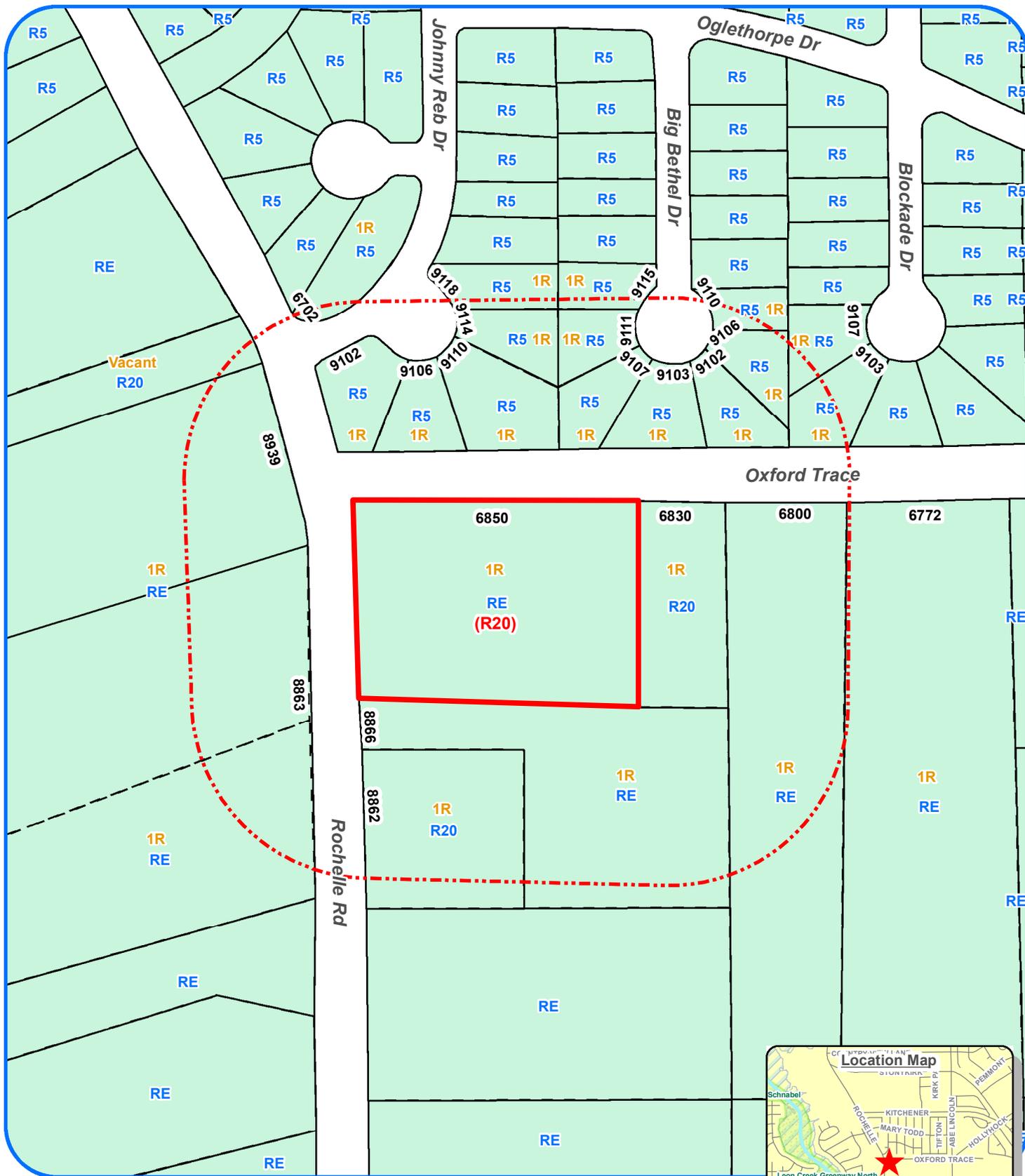
The requested zoning change does not appear to conflict with any public policy objectives.

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-2014-215

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	(Red dashed line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue hatched area)
Single Family Residential	1R



Development Services Dept
 City of San Antonio
 (08/19/2014 - 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: October 21, 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 third public hearing for this zoning case; the case was continued at the September 2, 2014 and September 16, 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 17, 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 recommends approval of the plan amendment request. Planning Commission continued the plan amendment request to their October 22, 2014 public hearing; therefore, in accordance with Section 35-421 (d) (1) of the UDC, Zoning Commission consideration of the zoning change request needs to be continued to a later date.

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:

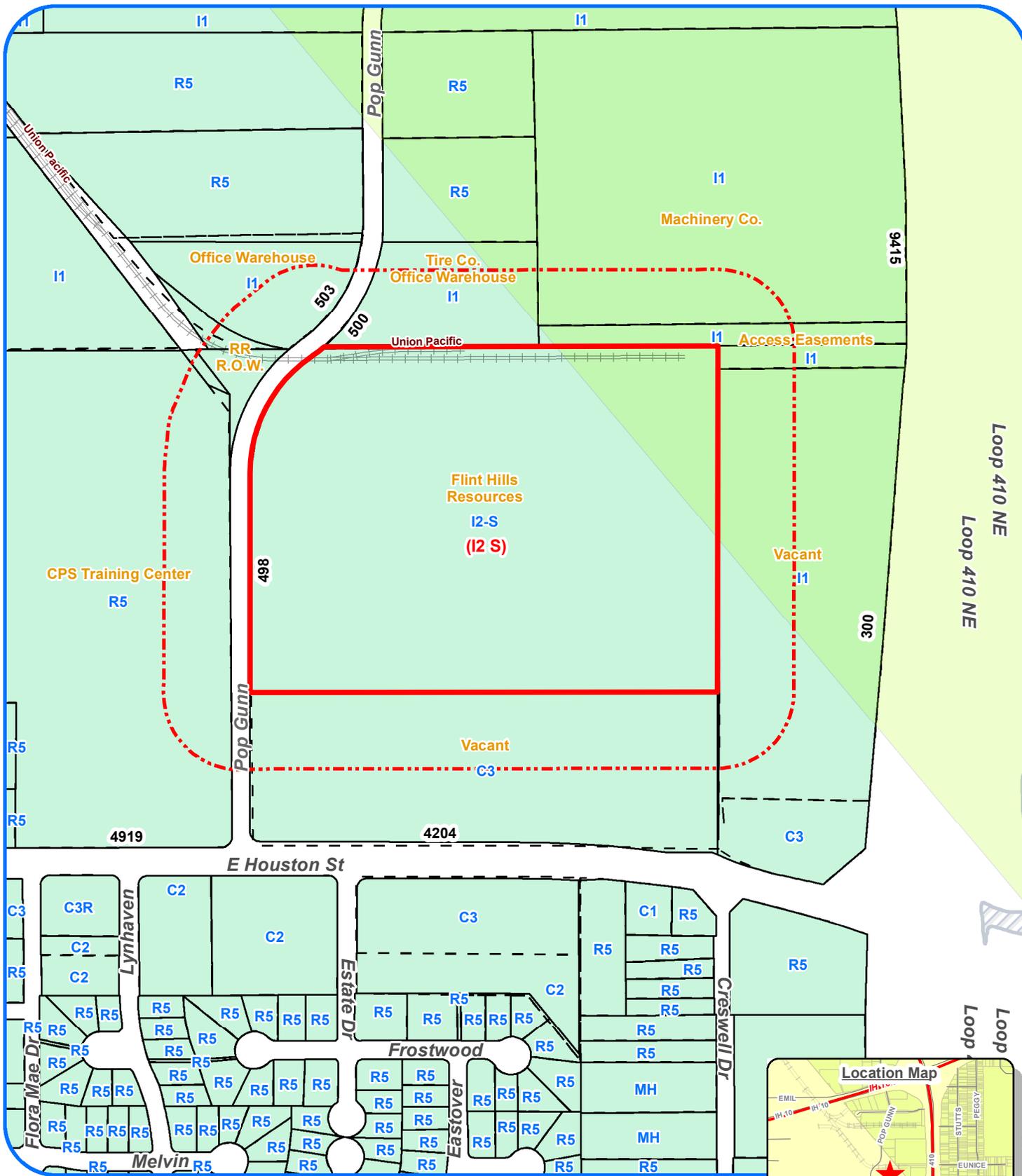
Should the plan amendment request be approved, the zoning change request does not appear to conflict with any public policy objective.

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.



Zoning Case Notification Plan

Case Z-2014-259

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 350 Feet
 Subject Property Legal Description(s): NCB 12867 - BLOCK 000 - LOT 25 (KOCH SUBD)

Legend

- Subject Properties ——— (24.940 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
 (09/16/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014259 S

Hearing Date: October 21, 2014

Property Owner: Flint Hills Resources Corpus Christi, LLC

Applicant: Randy Lenz

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

Location: 498 Pop Gunn Drive

Legal Description: Lot 25, NCB 12867

Total Acreage: 24.94

City Council District: 2

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use for Bulk Plant or Terminal and "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plant or Terminal

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 18, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 21, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Huntleigh Park Resident Association; Eastgate Neighborhood Association

Planning Team: Eastern Triangle Community Plan-23

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1957 and was originally zoned “Temp R-1” Temporary Residence District. In a 1987 case, the property was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the “I-1” General Industrial District. In a 2008 case, the property was rezoned to “I-2 S” Heavy Industrial District and a site plan for the property was adopted as part of the ordinance. The lot was platted into its current configuration in 1989 (volume 9520, page 63 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with an industrial structure that was built in 1989, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-5” and “I-1”

Current Land Uses: Vacant, Machinery Shop and Office Warehouse

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “R-5” and “I-1”

Current Land Uses: CPS Training Center

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

Transportation

Thoroughfare: East Houston Street

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

Proposed Changes: None known

Thoroughfare: Pop Gunn Drive

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

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to the existing Bulk Plant or Terminal.

Bulk Plant or Terminal – Minimum Parking Requirement: N/A; Maximum Parking Requirement: N/A

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is currently designated as Industrial in the land use component of the plan. The requested "I-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The abutting properties are zoned for and developed as industrial uses.

3. Suitability as Presently Zoned:

There is no change in the current and proposed zoning districts. The purpose of the zoning change request is to amend the existing site plan and to allow additional structures to be constructed on the site. The request is appropriate and will not alter the overall development pattern on the site or in the general area.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The 24.94 acre site is of sufficient size to accommodate the proposed expansion of the existing Bulk Plant or Terminal. A zoning change request for a Specific Use Authorization requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

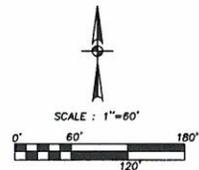
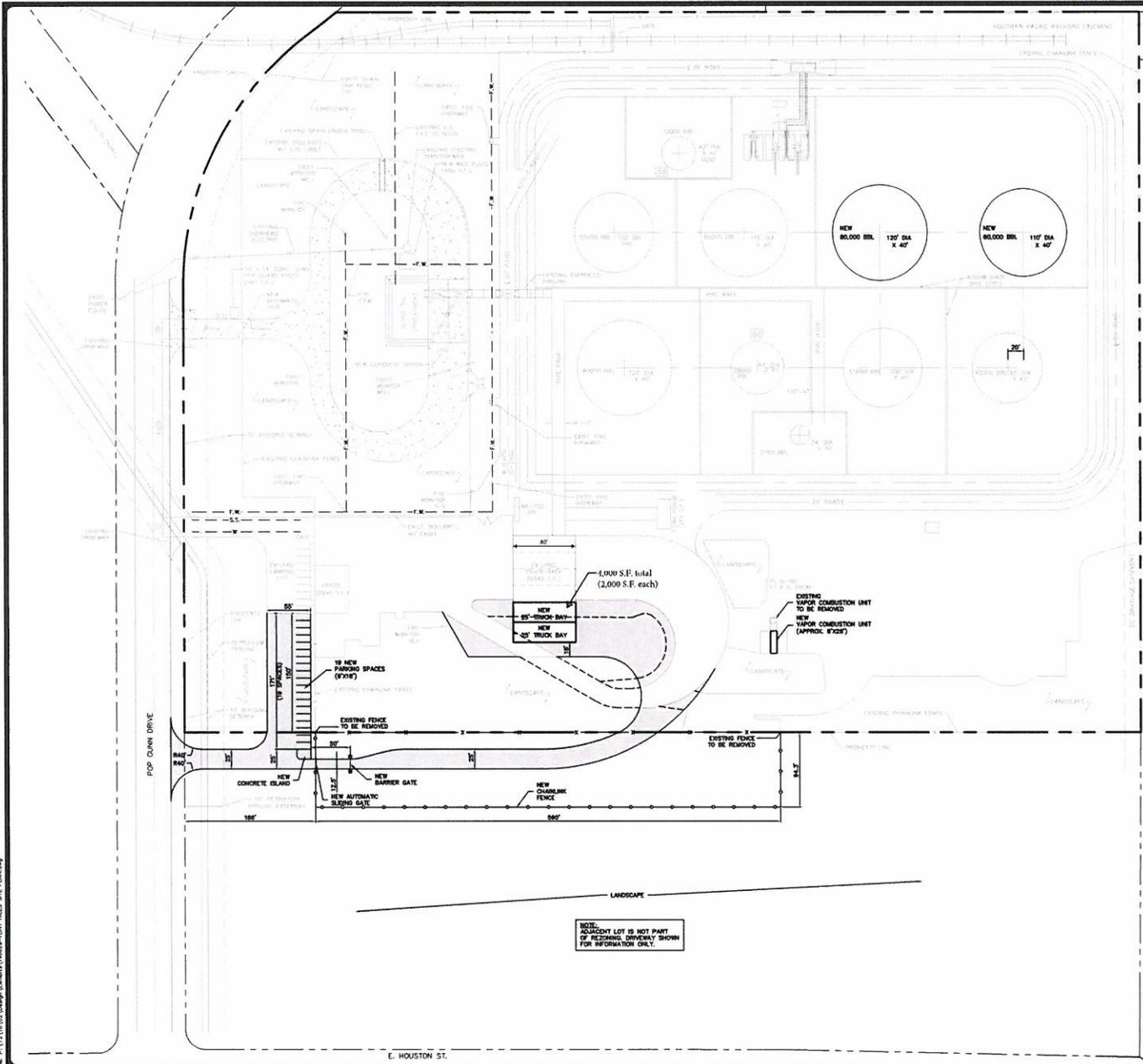
7. Other Factors:

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

In a 2008 zoning case, a site plan was approved as part of the ordinance. The applicant has requested to add additional structures to the subject property, which classifies as a major amendment. In accordance with section 35-423(g)(2) of the UDC, all major amendments are required to go through the zoning process in order to be approved.

Z2014259

Z2014259 S



LEGEND

---	EXISTING FIRE WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE TO BE DEMOLISHED
---	TO BE DEMOLISHED
---	TO BE DEMOLISHED

TOTAL AREA	= 41,009,252 S.F.
EXISTING IMPERVIOUS AREA	= 2,762,122 S.F.
NEW IMPERVIOUS AREA	= 4,443,142 S.F.
DEMOLISHED IMPERVIOUS AREA	= 210,381 S.F.
NET NEW IMPERVIOUS AREA	= 2,974,883 S.F.
NET NEW INCREASE IMPERVIOUS AREA	= 328,761 S.F.

NOTE:
EXISTING AND PROPOSED ZONING IS "I-2 S" SPECIFIC FOR BULK PLANT OR TERMINAL.

I, Flint Hills Resources Corpus Christi, LLC, 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.

NOTE:
ADJACENT LOT IS NOT PART OF REZONING. DRIVEWAY SHOWN FOR INFORMATION ONLY.

FLINT HILLS, SAN ANTONIO TERMINAL

PAPE-DAWSON ENGINEERS
2000 W LOOP #10 | SAN ANTONIO, TEXAS 78212 | PHONE: 210.335.9000
FAX: 210.335.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS (P.E. REGISTRATION # 470)

FLINT HILLS, SAN ANTONIO TERMINAL
498 POP GUNN ST, SAN ANTONIO, TEXAS
SITE PLAN EXHIBIT

JOB NO. 770-01
DATE: AUGUST 2014
DESIGNER: EC
CHECKED BY: GRAM, JD
SHEET: 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY NOT BE PRINTED OR REPRODUCED WITHOUT THE CONSULTANT'S SIGNATURE AND SEAL.



Zoning Case Notification Plan

Case Z-2014-245

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 10613 - BLOCK 000 - LOT 12 & S. 80 ft. of W. 50 ft. of Lot 13

Legend

- Subject Properties ——— (1.011 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)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014245 CD

Hearing Date: October 21, 2014

Property Owner: Johnny Frank Silva

Applicant: Paul A. Welborn

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

Location: 4531 and 4539 Emil

Legal Description: 1.0116 acres out of Lot 12 and portions of Lot 13, NCB 10613

Total Acreage: 1.016

City Council District: 2

Case Manager: Trenton Robertson, Planner

Case History: This is the first public hearing for this zoning case. This case was originally postponed prior to the September 16, 2014 Zoning Commission Meeting.

Proposed Zoning Change

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-3 CD" General Commercial District with a Conditional Use for Warehousing

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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Planning Team: Arena District/Eastside Community Plan-22

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1957 and was originally zoned "A" Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District. The subject property is not platted in its current configuration but is developed with a residential structure measuring 768 square feet that was built in 1942.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2"

Current Land Uses: Freight

Direction: South

Current Base Zoning: "C-3" and "R-5"

Current Land Uses: Road Service, Restaurant, Parking Lot and Single-Family Residences

Direction: East

Current Base Zoning: "I-1" and "R-5"

Current Land Uses: Warehouse, Vacant, Single-Family Residence

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Tire Repair, Warehouse and Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: Emil Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 24, 222, 550, 551 operate along North WW White Road, with multiple stops west of the subject property.

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

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

Warehousing – Minimum Parking Requirement: 1 space per 5,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet of GFA.

Office Warehouse (Flex Space) outside storage not permitted – Minimum Parking Requirement: 1 space per 2,000 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Arena District/Eastside Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The majority of the abutting properties are zoned for and developed as industrial/commercial uses.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family zoning district is not suitable for the subject property. The area is transitioning from an established single-family residential neighborhood into an emerging industrial/commercial center.

4. Health, Safety and Welfare:

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

5. Public Policy:

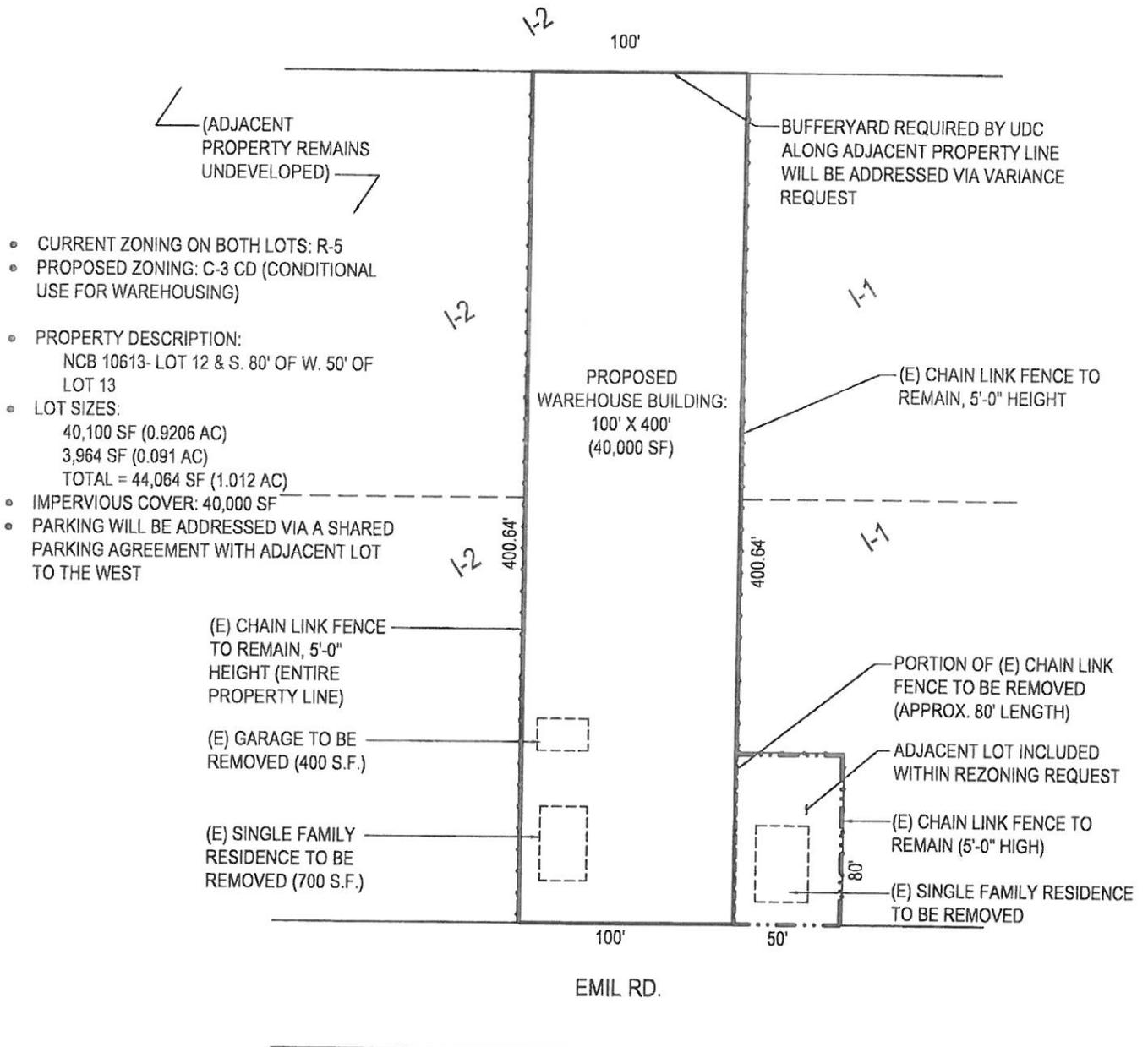
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.016 acres in size, which should be able to reasonably accommodate the uses permitted in the “C-3” district.

7. Other Factors:

None.



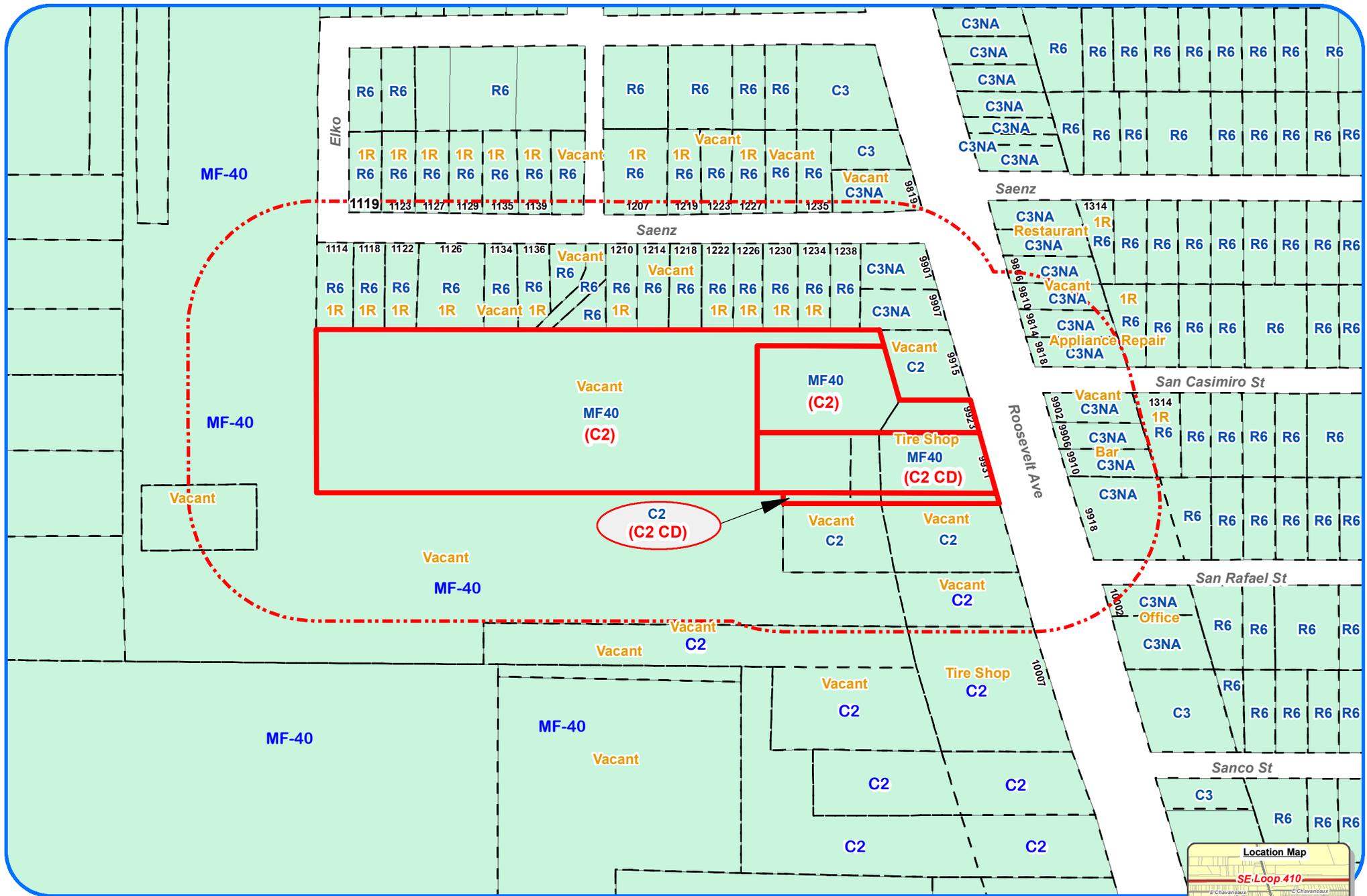
- CURRENT ZONING ON BOTH LOTS: R-5
- PROPOSED ZONING: C-3 CD (CONDITIONAL USE FOR WAREHOUSING)
- PROPERTY DESCRIPTION:
NCB 10613- LOT 12 & S. 80' OF W. 50' OF LOT 13
- LOT SIZES:
40,100 SF (0.9206 AC)
3,964 SF (0.091 AC)
TOTAL = 44,064 SF (1.012 AC)
- IMPERVIOUS COVER: 40,000 SF
- PARKING WILL BE ADDRESSSED VIA A SHARED PARKING AGREEMENT WITH ADJACENT LOT TO THE WEST

**SITE PLAN:
REZONING FOR 4531 & 4539 EMIL**

SCALE: 1" = 70'



I, JOHNNY SILVA, 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 Z2014-183 CD

Council District 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 11166 - BLOCK 000 - LOT 5.829 acres out of NCB 11166

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

- Legend**
- Subject Properties (5.829 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
 (09/25/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014183 CD

Hearing Date: October 21, 2014

Property Owner: Santiago Sandoval

Applicant: AB Civil Consultants LLC (Art Rios)

Representative: AB Civil Consultants LLC (Art Rios)

Location: A portion of the 9900 Block of Roosevelt Avenue

Legal Description: 5.829 acres out of NCB 11166

Total Acreage: 5.829

City Council District: 3

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 "MF-40 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District (on 4.929 acres), "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair (on 0.9 of an acre)

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on October 2, 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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 51

Neighborhood Associations: Villa Coronado Neighborhood Association

Planning Team Members: Heritage South Sector Plan - 30

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1988 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1989 City-initiated large-area zoning case, the subject property was rezoned to “R-A” Residence-Agriculture District and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-20” Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District. In a 2003 City-initiated large-area zoning case, the subject property was rezoned to “UD” Urban Development District. In a 2014 City-initiated large-area zoning case, the subject property was rezoned to "C-2" Commercial District and "MF-40" Multi-Family District. The 5.829 acres is out of a 6.71 acre tract recorded in (Volume 7008, page 937 and Volume 8698, page 593 of the Deed and Plat Records of Bexar County, Texas). The property is developed with two structures built in 1985.

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: West

Current Base Zoning: “MF-40”

Current Land Uses: Vacant Land

Direction: North

Current Base Zoning: “C-3NA” and “R-6”

Current Land Uses: Vacant Land, Commercial Uses and Single-Family Dwellings

Direction: South

Current Base Zoning: “MF-40” and “C-2”

Current Land Uses: Vacant Land and Commercial Uses

Direction: East across

Current Base Zoning: “C-3NA”

Current Land Uses: Commercial Uses

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: Roosevelt Avenue

Existing Character: Super Arterial Type 3; three lanes in each direction with center turn lanes and partial sidewalks.

Proposed Changes: None known

Public Transit: The VIA bus lines number 42, operate along Roosevelt Avenue

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

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

Minimum Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" Commercial District and "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District and Conditional Use for Auto and Light Truck Repair are not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from commercial to residential.

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The "C-2" district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

3. Suitability as Presently Zoned:

Both the current "C-2" Commercial District, "MF-40" Multi-Family District and proposed "C-2" Commercial District and Conditional Use are appropriate for the subject property. The proposed change should have minimal impact on adjacent properties, as the property consists of a Tire Shop.

The proposed "C-2" Commercial District and Conditional Use for Auto and Light Truck Repair 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-2" Commercial District and Conditional Use for Auto and Light Truck Repair.

The existing buildings will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential uses.

5. Public Policy:

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

6. Size of Tract:

The subject site is 5.829 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Auto and Light Truck Repair. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

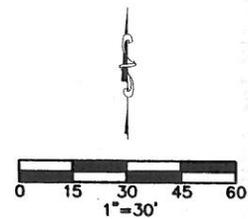
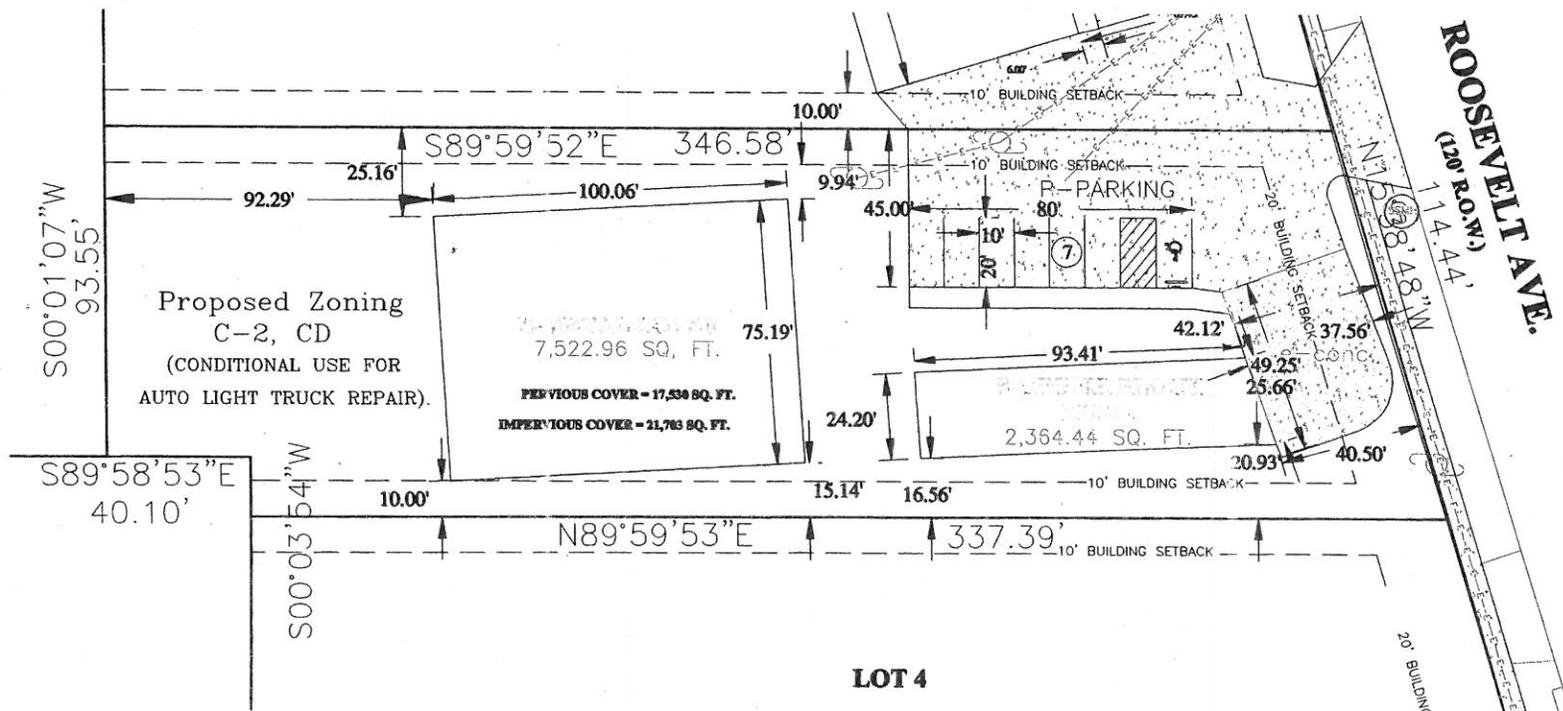
7. Other Factors:

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the property. The "C-2" designation and Conditional Use for the property is not out of character given the commercial uses along Roosevelt Avenue.

Staff recommends the following condition:

1. Vehicles must be licensed.

SITE PLAN



LEGEND

- = SET 1/2 IRON ROD
- = FND 1/2 IRON ROD
- = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊗ = STORM SEWER M.H.
- ⊙ = FND 1" PIPE

OWNER/DEVELOPER:

SANTIAGO SANDOVAL
 8847 FIVE PALMS DR.
 SAN ANTONIO, TX 78242

9931 ROOSEVELT AVE.

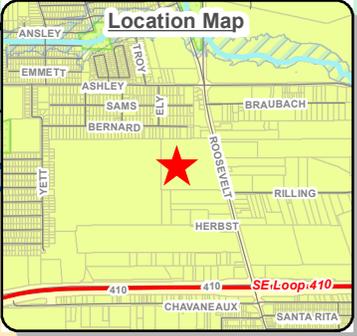
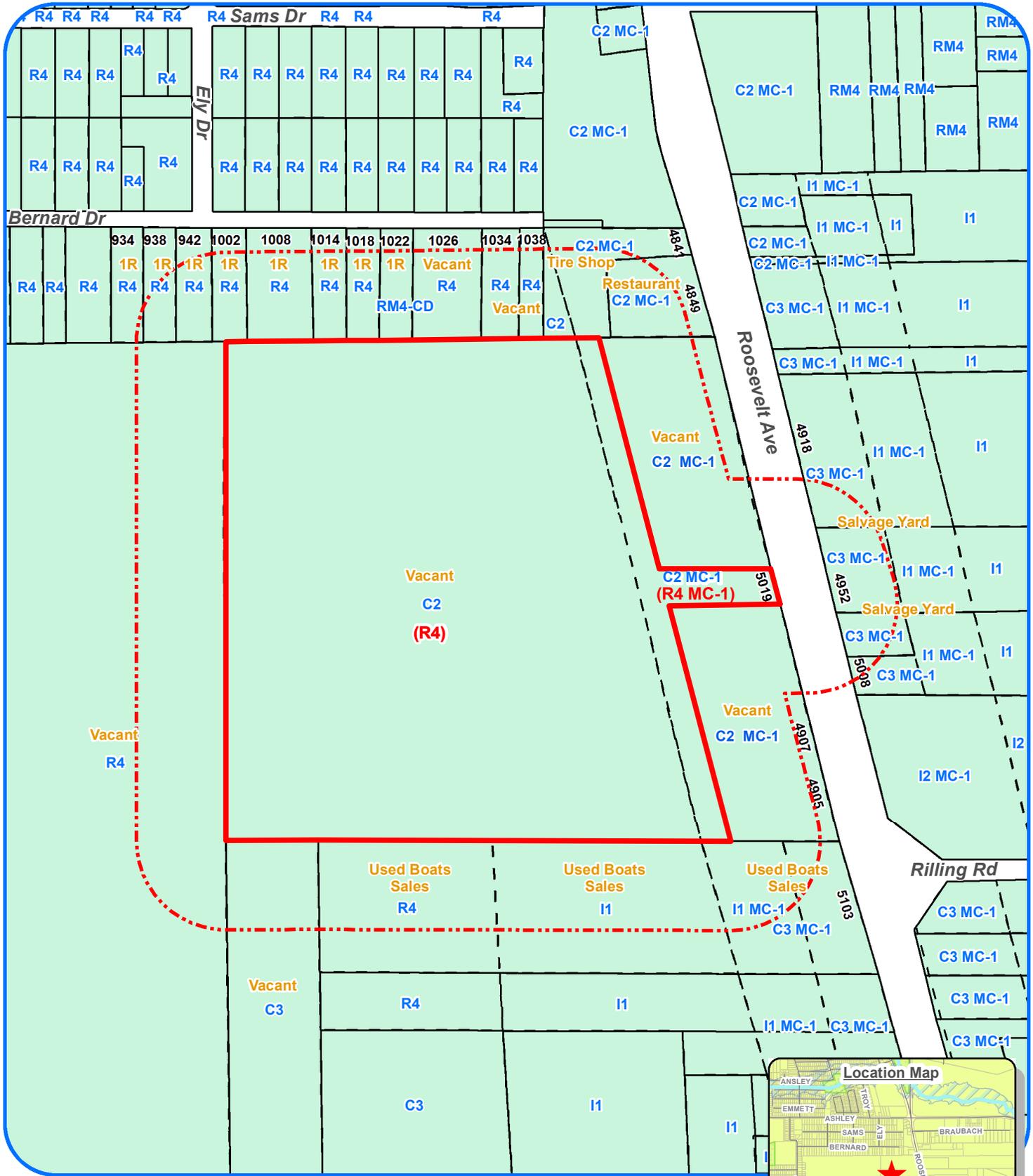
THIS SUBDIVISION PLAT A 6.699 ACRE TRACT OF LAND OUT OF THE J.M. URRIEGAS SURVEY NUMBER 32, CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS, SAID 6.699 ACRE TRACT BEING OUT OF DIVISION #9 OF THE SOUTH 118-1/2 ACRES OF ANTON J. RIPP'S ESTATE, SAID 6.699 ACRES BEING THE SAME TRACT DESCRIBED BY DEED RECORDED IN VOLUME 7008, PAGE 937 AND VOLUME 8698, PAGE 593 OF THE REAL PROPERTY RECORDS OF BEKAR COUNTY TEXAS.

LOT 4

The intended use of the property to which the current and proposed improvements relate.

The following statement: "I, Santiago Sandoval, 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.

AB Civil Consultants, LLC
 F-12738
 Land Development & Civil Engineering
 5738 EVERS RD.
 Leon Valley, Texas 78238
 office #: 210-592-7102
 e-mail: abcc.rios7@gmail.com
 www.abccivilconsultants.com



Zoning Case Notification Plan

Case Z-2014-252

Council District: 3
 School District: Harlandale I.S.D., Southside I.S.D.
 Scale: 1" approx. = 300 Feet
 Subject Property Legal Description(s): NCB 11156 - BLOCK 000 - 25.71 ACRES OUT OF LOT 7

- Legend**
- Subject Properties (25.710 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **TEXT (TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (09/10/2014 - 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 #: Z2014252

Hearing Date: October 21, 2014

Property Owner: WE-Roosevelt, L. P. (Tom Rohde, III, Registered Agent)

Applicant: KB Home Lone Star, LLC (Greg Tunnell, Vice President)

Representative: Brown & Ortiz, P. C.

Location: A portion of the 5000 Block of Roosevelt Avenue

Legal Description: 25.71 acres out of Lot 7, NCB 11156

Total Acreage: 25.71

City Council District: 3

Case Manager: Krystin Ramirez, Planner

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

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-1 AHOD" Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-1 AHOD" Residential Single-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 17, 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: Villa Coronado Neighborhood Association

Planning Team: Stinson Airport Vicinity Land Use Plan (16)

Applicable Agencies: Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and originally zoned "B" Residence District. The small portion of the property abutting Roosevelt Avenue was rezoned to "B-3" Business District in 1986 and in a 1997 case, the remaining subject property was rezoned to "I-1" General Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District. In a 2009 City of San Antonio initiated case, the subject property was rezoned to "C-2" Commercial 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: "R-4", "RM-4 CD", "C-2"

Current Land Uses: Single-family residences, vacant land, tire shop and restaurant

Direction: East

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

Current Land Uses: Vacant land and salvage yard

Direction: South

Current Base Zoning: "R-4", "I-1" and "C-3"

Current Land Uses: Used boat sales

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Vacant land

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

Transportation

Thoroughfare: Roosevelt Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 42 which operates along Roosevelt Avenue.

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed single-family residences.

Dwelling – 1 Family (Detached) Cluster Parking Allowed: Minimum Parking Requirement: 1 space per unit;
Maximum Parking Requirement: N/A.

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 Stinson Airport Vicinity Land Use Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "R-4" base zoning district is not consistent with Mixed Use land use designation. Therefore, a master plan amendment has been submitted, requesting to change the future land use designation to Low-Density Residential, which encourages single-family residential uses. Staff and Planning Commission recommend approval of the plan amendment request.

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-2" base zoning district is appropriate for the subject property's location along a Primary Arterial Type A. However, the proposed request will provide more housing opportunities within the area.

4. Health, Safety and Welfare:

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

5. Public Policy

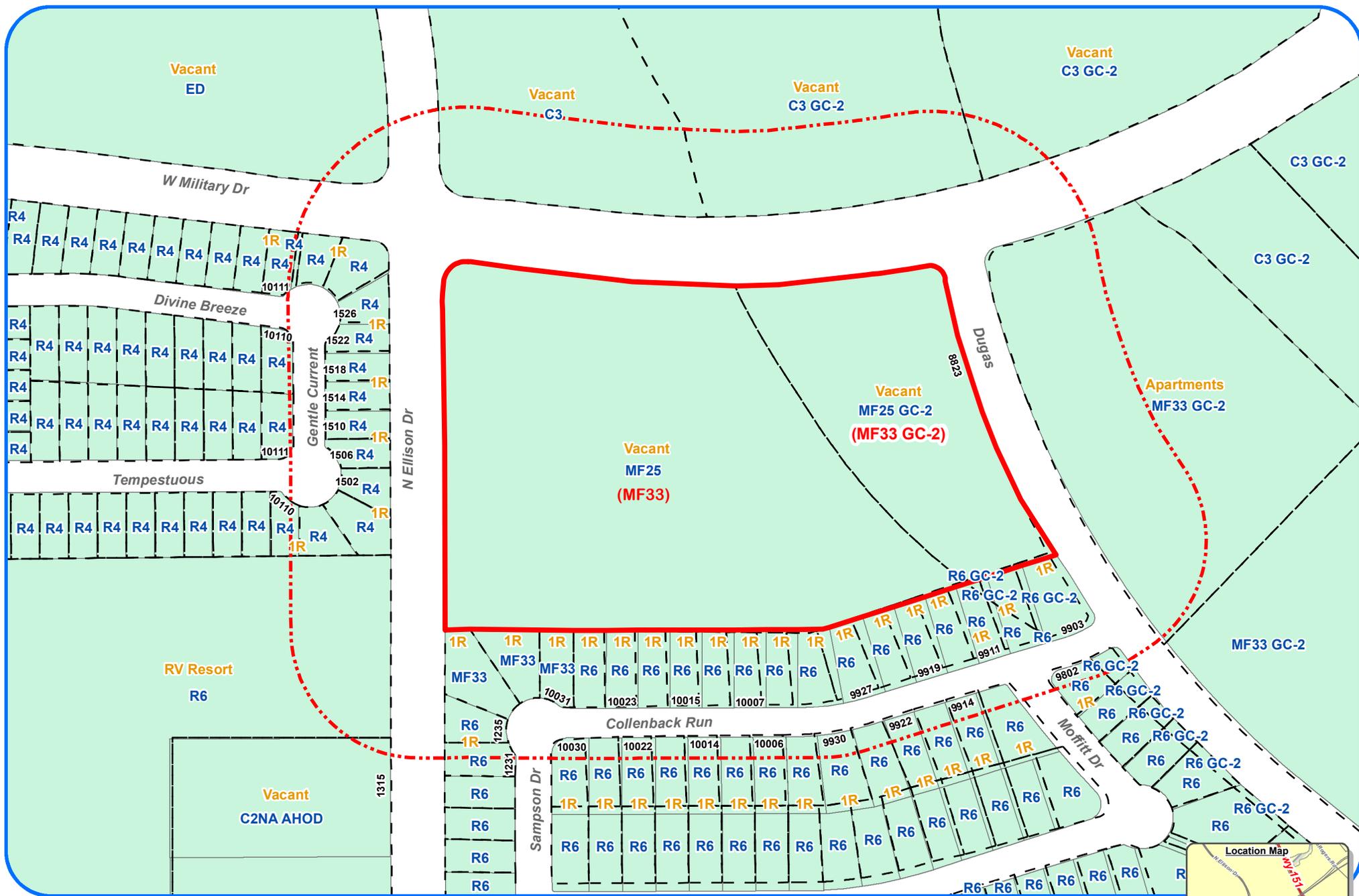
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 25.71 acres in size, which should reasonably accommodate the uses permitted in "R-4".

7. Other Factors:

None.



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: October 21, 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 first public hearing for this zoning case.

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 17, 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.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014260

Hearing Date: October 21, 2014

Property Owner: Multiple Owners

Applicant: Richard A. Peacock

Representative: Andrew C. Guerrero

Location: 1819, 1812 North Walters Street; 2615, 2619 & 2623 Dignowity; 710, 806 & 820 Seguin Street

Legal Description: 2.412 acres out of NCB 1195 and NCB 1196

Total Acreage: 2.412

City Council District: 2

Case Manager: Trenton Robertson, Planner

Case History: This is the first public hearing for this zoning case. This case has been expedited and is scheduled for City Council on November 6, 2014.

Proposed Zoning Change

Current Zoning: "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control District

Requested Zoning: "C-2 EP-1" Commercial Facility Parking/Traffic Control 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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Planning Team: Government Hill Neighborhood Plan-10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2" Heavy Industrial District. The property is not platted. The existing 2,496 square foot commercial structure was built in 1968.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Vacant and Bar

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Vacant and Single-Family Residential

Direction: East

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

Current Land Uses: Vacant, Parking Lot, Single-Family Residential and Restaurant

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Vacant, Single-Family Residential and Furnace Company

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.

Transportation

Thoroughfare: Seguin Street

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

Thoroughfare: Dignowity and Edgar Drive

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

Proposed Changes: None known

Thoroughfare: North Interstate Highway 35

Existing Character: Freeway 250'-500'; three lanes in each direction

Proposed Changes: None Known

Public Transit: VIA bus lines 22, 222 and 515 operates along North Walters Street, east of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but can be deferred to the platting phase. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Off-street vehicle parking requirements for restaurant and convenience store with gasoline sales uses are determined by the size of the structure.

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

Convenience Store with Gasoline Sales - Minimum Parking Requirement: 6 per 1,000 square feet Gross Floor Area (GFA). Maximum Parking Requirement: 10 per 1,000 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 property is located within the Government Hill Neighborhood Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding area includes a mix of residential and commercial uses with a variety of vacant properties. Many of the properties along this portion of North Walters Street were developed as residential uses, but have transitioned to commercial uses and vacant property.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The "I-2" district is meant to accommodate industrial and manufacturing uses that should provide significant buffers and setbacks when abutting residential or commercial uses. The "C-2" district may act as a buffer between the interstate highway to the north of the subject property and the established residential neighborhood to the east and south.

4. Health, Safety and Welfare:

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

5. Public Policy:

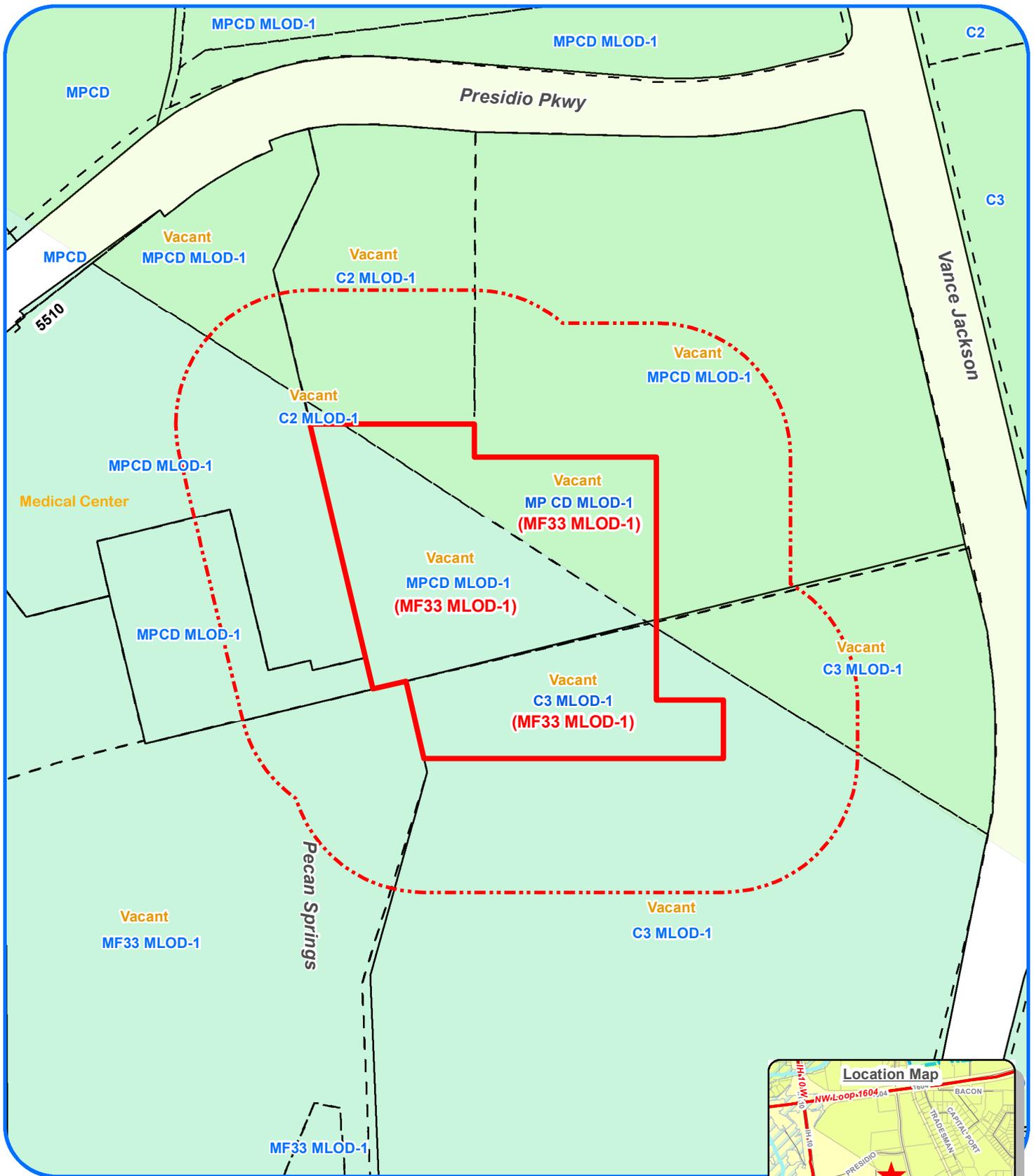
The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2.412 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "C-2" district and required parking. The size of the property will serve to limit the scale of future commercial development and its possible impact on neighboring properties.

7. Other Factors:

None.



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: October 21, 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: 10.00 acres out of NCB 15825

Total Acreage: 10.00

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning case. The applicant has 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 17, 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.

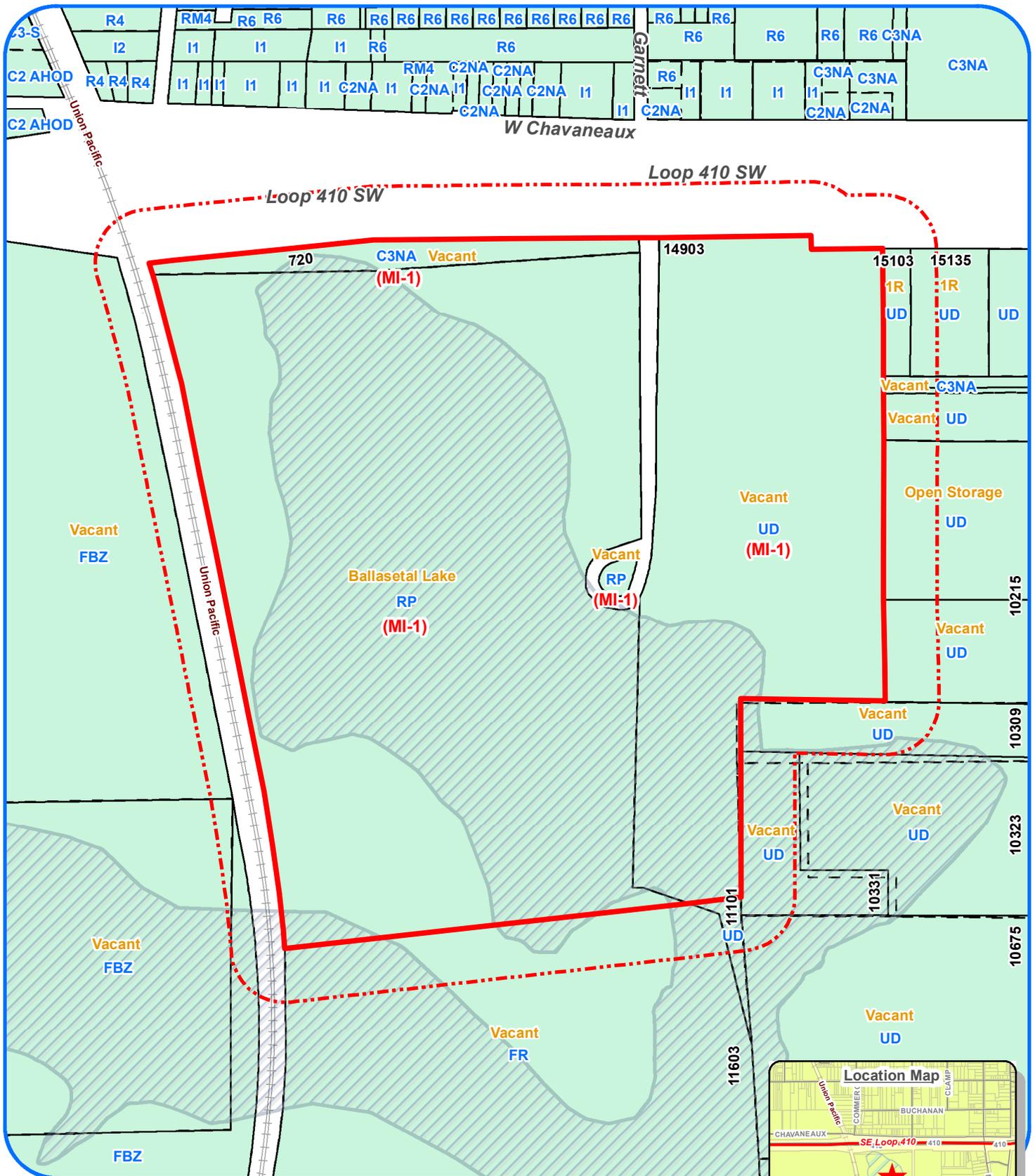
Goal HOU-2 of the North Sector Plan: High density housing is developed near post secondary education facilities, principal and arterial transportation routes and major employment areas.

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-2014-267

Council District: 3

School District: Southside I.S.D.

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): NCB 11150 & CB 4283 - BLOCK 000 - LOT P-2, P-3, & P-100

Legend

- Subject Properties ——— (135.15 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 #: Z2014267

Hearing Date: October 21, 2014

Property Owner: 277 Timberlake, Ltd

Applicant: City of San Antonio (Development Services Department)

Representative: Brown & Ortiz, PC (James Griffin)

Location: 14903 Southwest Loop 410 (aka 720 West Loop 410)

Legal Description: Lots P-2, P-3 and P-100, NCB 11150 and CB 4283

Total Acreage: 135.15

City Council District: 3

Case Manager: Krystin Ramirez, Planner

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

Proposed Zoning Change

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), "UD AHOD" Urban Development Airport Hazard Overlay District (38.17 acres) and "RP AHOD" Resource Protection Airport Hazard Overlay District (94.691 acres)

Requested Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan – 30

Applicable Agencies: None

Property Details

Property History: The City of San Antonio annexed 56.966 square miles in the south side of the city in 2003, all of which was given a limited purpose annexation agreement. The subject property was initially located within this limited purpose annexation area and in 2006 City Council approved to remove the limited purpose annexation designation and impose a full purpose annexation. Accordingly, the subject property was zoned "RP" Resource Protection, "UD" Urban Development and "C-3NA" General Commercial Nonalcoholic Sales and designated as Civic Center in the Heritage South Sector Plan. In August of 2014, a master plan amendment was approved to change the designation to General Urban Tier and the property directly south of the subject property was rezoned to "MI-1" Mixed Light Industrial.

Topography: The property contains a large water way, Ballasetal Lake, which occupies the majority of the subject property. The property is currently vacant and unplatted.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "UD" and "C-3NA"

Current Land Uses: Single-family residence, vacant land and open storage

Direction: South

Current Base Zoning: "FR" and "UD"

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: "FBZ"

Current Land Uses: Vacant land

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

Transportation

Thoroughfare: Loop 410 SW access road

Existing Character: Primary Arterial Type A; one lane in either direction

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds 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 warehousing use.

Warehousing – Warehousing: Minimum Parking Requirement: 1 space per 5,000 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 350 square feet GFA.

Staff Analysis and Recommendation: Approval, pending Plan Amendment

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is designated as General Urban Tier. The current designation is not consistent with the future land use designation; therefore a Master Plan Amendment was submitted requesting to change the land use designation to Agribusiness/RIMSE Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands as long as development provides the appropriate buffers to protect Ballasetal Lake.

3. Suitability as Presently Zoned:

The subject property is suitable as currently zoned due to the existing water features. However, rezoning this property provides a more cohesive zoning configuration given that this property would provide ingress/egress access to a large property directly south of it as well as provide for appropriate buffers and performance standards applicable to the "MI-1" zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

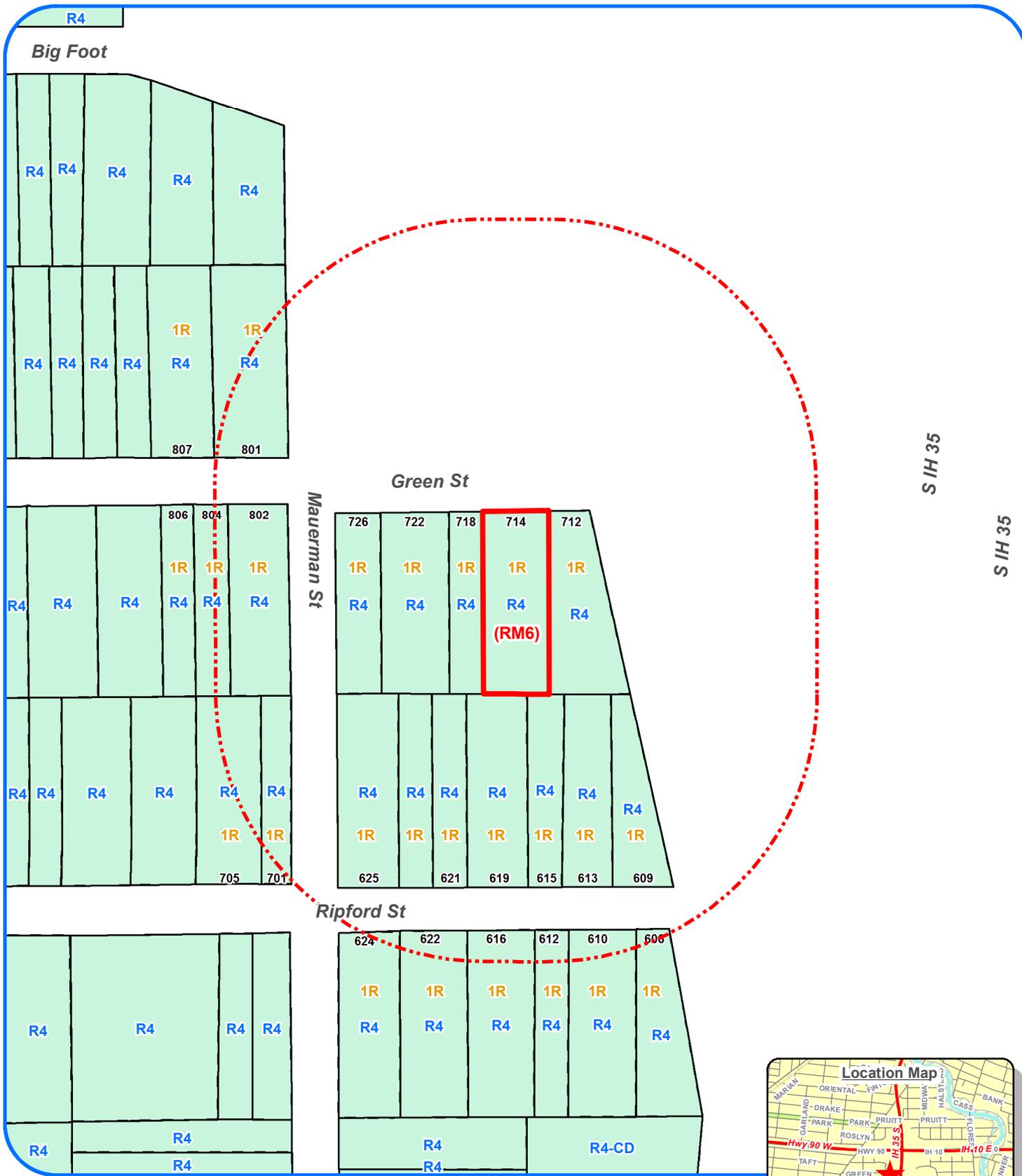
The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 135.15 acres in size, which reasonably accommodates the uses permitted in "MI-1" zoning district, required parking and development standards such as building setbacks and landscape buffers for future development.

7. Other Factors:

Development shall not hinder the water features presently on the site.



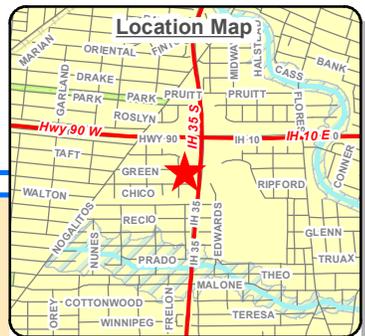
Zoning Case Notification Plan

Case Z-2014-269

Council District: 5
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 02640 - BLOCK 012 - LOT 17 & 18

Legend

- Subject Properties (0.165 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
 (09/24/2014 - 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 #: Z2014269
Hearing Date: October 21, 2014
Property Owner: Reinaldo Barrientos and Salma Barrientos
Applicant: Reinaldo Barrientos and Salma Barrientos
Representative: Reinaldo Barrientos and Salma Barrientos
Location: 714 Green Street
Legal Description: Lot 17 and Lot 18, Block 12, NCB 2640
Total Acreage: 0.1653
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: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-6 AHOD" Residential-Mixed Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Palm Heights Neighborhood Association

Planning Team Members: Nogalitos/South Zarzamora Community Plan - 26

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. In a 1992 City-initiated case, the property was rezoned to the current "R-7" Small Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property is developed with a single one story structure measuring approximately 1,152 square feet built in 1954. The property consists of two lots that were platted into the 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: West, East and South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: North

Current Base Zoning: Drainage Channel

Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: Green Street

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

Proposed Changes: None known

Thoroughfare: Mauerman Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are number 51, which operates along Nogalitos Street, west of the subject property.

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

Parking Information: Dwelling, 1 Family – Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A

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 Nogalitos/South Zarzamora Community Plan, and is currently designated as High Density Residential in the Future Land Use Plan. The requested "RM-6" Residential-Mixed District is consistent with the future land use designation.

High-density residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include Low-density and Medium-density residential uses.

The Nogalitos/South Zarzamora Community Plan strives to preserve the existing single-family housing stock.

2. Adverse Impacts on Neighboring Lands:

Granting of the "RM-6" Residential-Mixed District will likely have an adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

The existing single-family zoning is appropriate for the subject property and is consistent with the adopted Nogalitos/South Zarzamora Community Plan designation.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare related to the "RM-6" Residential-Mixed District request. The surrounding residential neighborhood is solidly single-family; and approval of the zoning change request would allow a slight increase in density within the neighborhood.

5. Public Policy:

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

Goal 1: Housing-Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods. Goal 2: Community Character and the Environment-Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment. Objective 2.2 Code Compliance-Educate residents on the importance of keeping a clean and safe environment and complying with code regulations.

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.

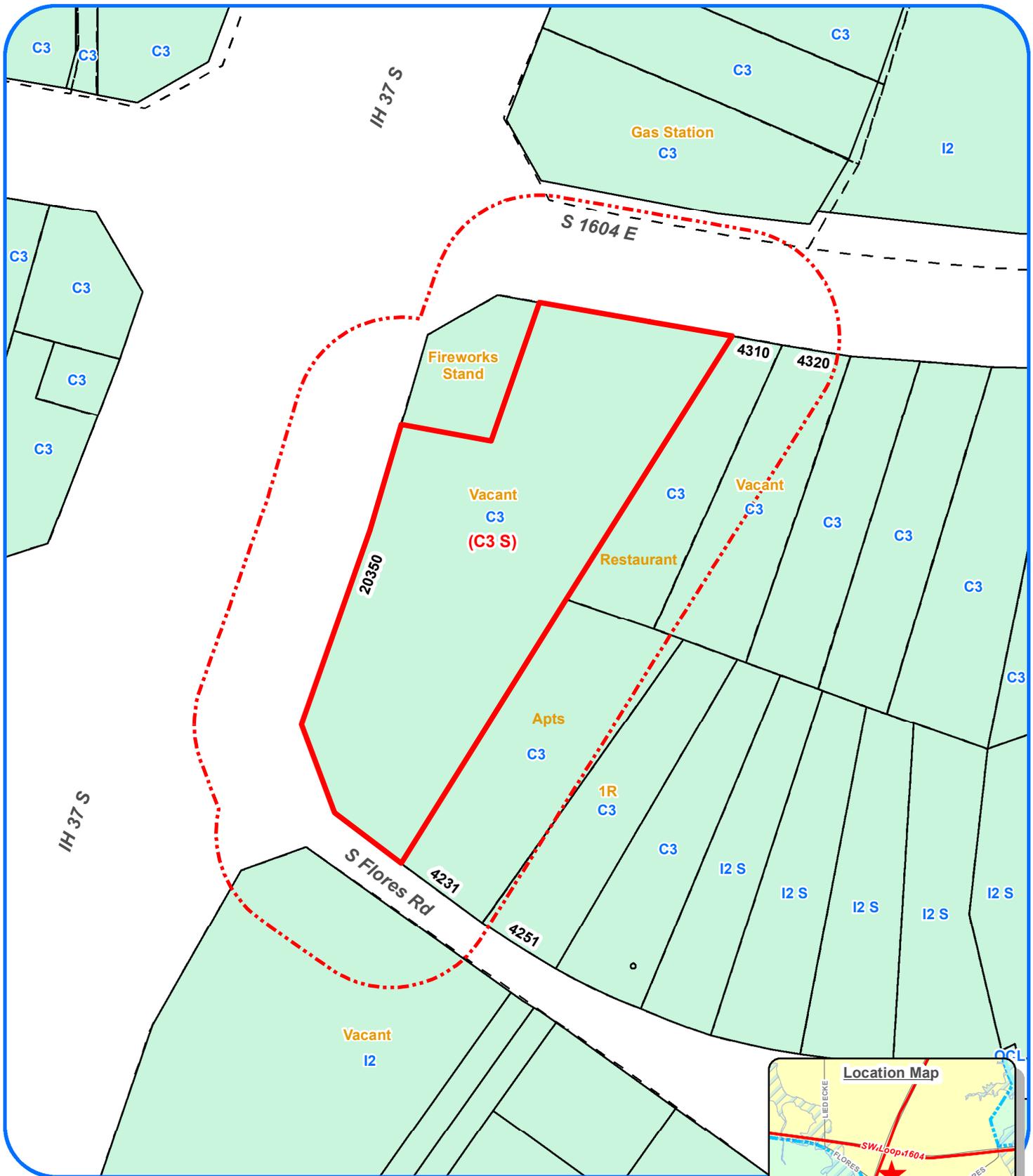
6. Size of Tract:

The subject property is not of sufficient size to accommodate two detached single-family dwellings and parking area. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed two story structure.

7. Other Factors:

The subject property includes a two story structure that is under construction; however, a stop work order has been issued because no building permits were obtained. The recent construction activities have placed the two story structure within the required building setbacks. The work was started without obtaining proper plan review or building permits.

The proposed rezoning will not bring the construction into compliance unless variances are granted by the Board of Adjustment. If the current zoning request is approved, and the needed variances are not, the proposed two story structure will not be permitted on the property.



Zoning Case Notification Plan

Case Z-2014-271 S

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): CB 4010, 4135, 4136 - BLOCK 000 - LOT P-77, P-2, P-7F, P-7J

Legend	
Subject Properties	(8.710 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
 (09/29/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014271 S

Hearing Date: October 21, 2014

Property Owner: BK Metro Land Company, Ltd. (by Joseph Phillips, President, BK Metro No.3 Inc., General Partner)

Applicant: BK Metro Land Company, Ltd. (by Joseph Phillips, President, BK Metro No.3 Inc., General Partner)

Representative: Brown and Ortiz, PC (James Griffin)

Location: 20350 South IH 37

Legal Description: Parcel 77, ABS 2 (6.3299 acres), CB 4010; Parcel 2, ABS 1044 (1.274 acres), CB 4135; Parcel 7F (.6608 acres) and Parcel 7J, ABS 129 (.448 acres), CB 4136

Total Acreage: 8.71

City Council District: 3

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-3 S" General Commercial District with a Specific Use Authorization for Machinery, Tools and Construction Equipment Sales and 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 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 17, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped and was annexed in 2014. In a subsequent 2014 zoning case, the property was rezoned to “C-3” General Commercial District. The property owner is proposing to construct a utility trailer show area and a sales and service office warehouse.

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 and East

Current Base Zoning: “C-3”

Current Land Uses: Gas Station, Restaurant, Vacant Land, Apartments and a Single-Family Residence

Direction: South

Current Base Zoning: “I-2”

Current Land Uses: Vacant Land

Overlay and Special District Information: None

Transportation

Thoroughfare: South Loop 1604 East

Existing Character: Freeway; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: IH 37 South

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for Machinery, Tools and Construction Equipment Sales and Service are determined by building size.

Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building;

Maximum Parking Requirement: 1 space per 375 square feet of GFA of sales and service building.

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 identified as Regional Center in the future land use component of the plan. The “C-3” base zoning district is consistent with the adopted land use designation.

According to the Heritage South Sector Plan, regional centers accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials.

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:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the Heritage South Sector Plan.

6. Size of Tract:

The subject property is 8.71 acres, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant requests a 6-foot fence along the front yard of the 8.71 acre tract of land. According to Section 35-514 (d)(2)(D) “additional fence height is permitted by the City Council pursuant to a rezoning or Specific Use Authorization.”



F.M. LOOP 1604

R.O.W.

22'-2"

(E) GRAVEL DRIVE TO REMAIN

8.710 ACRES TOTAL (379,407 SF)

(E) 6' HIGH CHAIN LINK FENCE TO REMAIN, ENTIRE PROPERTY LINE

C-3

ASPHALT SURFACE AREA (330,857 SF TOTAL IMPERVIOUS SURFACE)

LANDSCAPE AREA

(E) ASPHALT DRIVE AND CHAIN LINK ENTRY GATE TO REMAIN

(E) ENTRY DRIVE AND PARKING TO BE REMOVED

C-3

PARKING REQUIREMENTS:

- 1 PER 500 GFA, SALES & SERVICE
- 32,273 GFA, SALES & SERVICE
- 65 SPACES REQUIRED
- 66 SPACES PROVIDED (9' X 18' TYP.)

INTERSTATE HIGHWAY 37

26'-0"

PREP 13,484 SF

175'-8"

TOTAL 73,900 SF

SHOW ROOM/ OFFICES 18,789 SF

WAREHOUSE 28,144 SF

160'-3"

SERVICE 13,484 SF

115'-0"

117'-3"

C-3

(E) 6' HIGH CHAIN LINK FENCE TO REMAIN, ENTIRE PROPERTY LINE

REQUESTED ZONING CHANGE:
C-3 to C-3 S FOR SALES OF MACHINERY, TOOLS, AND CONSTRUCTION EQUIPMENT SALES & SERVICE

LANDSCAPE AREA

ASPHALT SURFACE AREA

(E) 6' HIGH CHAIN LINK FENCE TO REMAIN, ENTIRE PROPERTY LINE

LANDSCAPE AREA 48,550 SF TOTAL

SITE PLAN:
REZONING FOR 20350 S IH 37

SCALE: 1" = 100'



F.M. HIGHWAY 1518

I, Joseph F. Phillips (for BK Metro Land Company, 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.