

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, October 7, 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 7, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Election of Officers.
6. Consideration of September 16, 2014 Zoning Commission Minutes.
7. **ZONING CASE NUMBER Z2014120 ERZD (Council District 8):** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “MF-18 ERZD” Multi-Family Edwards Recharge Zone District on Lot P-8 B, NCB 14615; 8130 West Hausman Road.
8. **ZONING CASE NUMBER Z2014218 (Council District 8):** A request for a change in zoning from “C-1 GC-1 MSAO-1 MLOD-1” Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 2.432 acres out of NCB 35733; 21650 Milsa 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 Z2014250 (Council District 8):** A request for a change in zoning from “C-2 PUD MLOD-1” Commercial Planned Unit Development Military Lighting Overlay District, “C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development

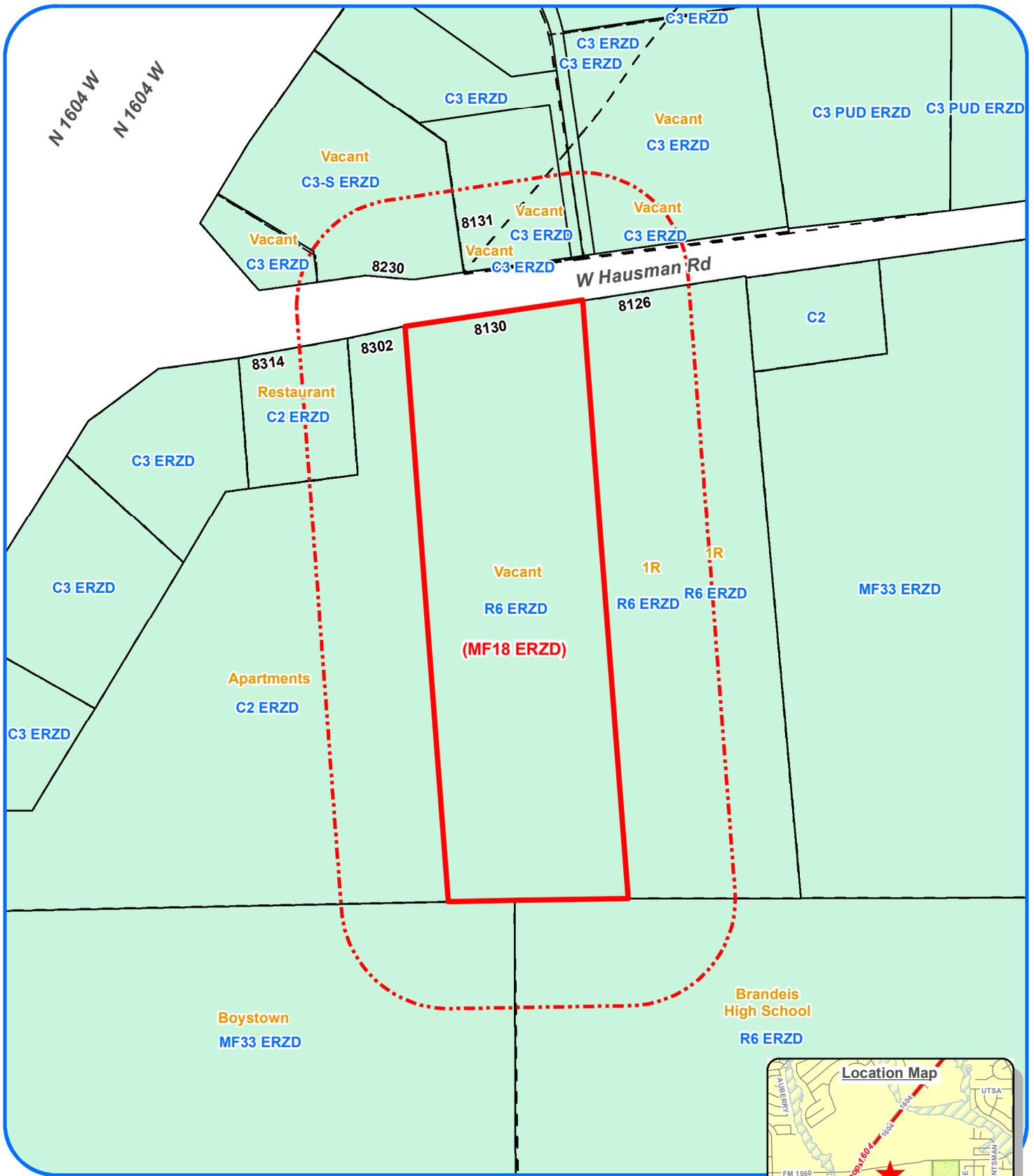
IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District to “C-2 MLOD-1” Commercial Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District on 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386 on portions of the 22200 through 24400 Blocks of IH 10 West.

11. **ZONING CASE NUMBER Z2014214 (Council District 2):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 6, Block 13, NCB 1695; 2222 Interstate Highway 35 North.
12. **ZONING CASE NUMBER Z2014240 (Council District 3):** A request for a change in zoning from “I-1” General Industrial District to “I-2” Heavy Industrial District on 48.708 acres out of County Block 4136 on a portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81).
13. **ZONING CASE NUMBER Z2014242 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lots 18 thru 24, Block 2, NCB 3843 on a portion of the 2300 Block of Nopal Street (also Known as 2335 Nopal Street).
14. **ZONING CASE NUMBER Z2014254 S (Council District 7):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-3NA S AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use for Health and Human Service Campus on 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658; 6487 Whitby Road.
15. **ZONING CASE NUMBER Z2014255 CD (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-1 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair on North 67.2 feet of Lot 15 Cardona Subdivision, Block D, NCB 3797; 1813 and 1815 South Brazos Street.
16. **ZONING CASE NUMBER Z2014256 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 3535, Page 58, Deed and Plat records of Bexar County, Texas; 1802 South Zarzamora Street.
17. **ZONING CASE NUMBER Z2014257 (Council District 1):** A request for a change in zoning from “H R-4 AHOD” Residential Single Family Monte Vista Historic Airport Hazard Overlay District to “H C-1” Light Commercial Monte Vista Historic Airport Hazard Overlay District on The west 48 feet of Lot 7, NCB 1885; 111 West Ashby Place.
18. **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 Plan or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plan or Terminal to “I-2 S” Heavy Industrial District with a Specific Use for Bulk Plan or Terminal and “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use for Bulk Plan or Terminal on Lot 25, NCB 12867; 498 Pop Gunn Drive.
19. **ZONING CASE NUMBER Z2014261 (Council District 3):** A request for a change in zoning from Newly Annexed Territory to “I-2” Heavy Industrial District on Lot 4 (IVY SUBD), Block 1, CB 4167A; 3890 South Loop 1604 East.

20. **ZONING CASE NUMBER Z2014263 (Council District 8):** A request for a change in zoning from “R-20 MSAO-1 MLOD” Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “O-1 MSAO-1 MLOD” Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on The east 183.2 feet out of Lot 26 & 27, NCB 35733; 7177 Oak Drive.
21. **ZONING CASE NUMBER Z2014264 (Council District 3):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 4, Block 3, NCB 8934. 1713 South West Military Drive.
22. **ZONING CASE NUMBER Z2014265 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single Family Airport Hazard Overlay District with a Conditional Use for Three-Family Dwellings on Lot 13, NCB 3599; 637 West Elmira Street.
23. **ZONING CASE NUMBER Z2014266 (Council District 3):** A request for a change in zoning from: Newly Annexed Territory to “L” Light Industrial District on 3.607 acres out of Lot 1, Block 3, CB 4006K and 5.583 acres out of CB 4006-7 P-136 ABS 3. 3610 Valley Road.
24. **Director’s Report** – Update on City Council Cases.
25. **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.
26. **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-2014-120

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): NCB 14615 - BLOCK 000 - LOT P-8B

Legend

- Subject Properties ——— (8.357 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
(09/10/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014120 ERZD
Hearing Date: October 7, 2014
Property Owner: James and Sue Ann May Revocable Living Trust
Applicant: Arredondo Interests (Jerry Arredondo)
Representative: Arredondo Interests (Jerry Arredondo)
Location: 8130 West Hausman Road
Legal Description: Lot P-8 B, NCB 14615
Total Acreage: 8.357
City Council District: 8
Case Manager: Krystin Ramirez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "MF-18 ERZD" Multi-Family Edwards Recharge Zone District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 29, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan – 41

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed in 1971 and originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The subject property is currently undeveloped 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, Northeast and Northwest

Current Base Zoning: "C-3 ERZD"

Current Land Uses: Hospital, professional office and vacant land

Direction: West and Southwest

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

Current Land Uses: Vacant land, business warehouse and foodmart

Direction: South

Current Base Zoning: "I-2", "I-1", "R-4" and "MF-33"

Current Land Uses: Restaurant, apartments and boystown

Direction: East and Southeast

Current Base Zoning: "R-6 ERZD"

Current Land Uses: Single-family residential and Brandeis High School

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

Transportation

Thoroughfare: West Hausman Road

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

Proposed Changes: None known

Public Transit: VIA bus route 660 operates on Loop 1604 Access 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 an assisted living or elderly home.

Assisted Living or Elderly Home – Minimum Parking Requirement: 0.3 per room; Maximum Parking Requirement: 1 per room.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is designated as Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation and is noted as a related zoning district. A multi-family designation is appropriate on Secondary Arterial Type A and near commercial uses.

2. Adverse Impacts on Neighboring Lands:

Staff and San Antonio Water System find no likely adverse impacts on neighboring lands. The density of this development is best located along major arterials and thoroughfares, such as West Hausman Road.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is not consistent with the surrounding land uses. An assisted living facility is more appropriate for the subject property and its location along a Secondary Arterial Type A.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare on the surrounding community, on condition that the SAWS recommendations are adhered to.

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 8.357 acres in size, which reasonably accommodates the uses permitted in “MF-18” zoning district, required parking, and development standards such as building setbacks and landscape buffers.

7. Other Factors:

SAWS identifies the subject property as a Category 2 property. Therefore, prior to the release of any building permits the owner/operator shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System. The applicant should enforce and abide the environmental recommendations and general recommendations set forth in the interdepartmental correspondence sheet issued by SAWS on August 27, 2014.

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

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

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

Subject: Zoning Case Z2014120 (Bandera Flats)

Date: August 27, 2014

SUMMARY

A request for a change in zoning has been made for an approximate 8.357-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD** to **MF-18 ERZD** is being requested by the applicant, Arredondo Interests, by Mr. Jerry Arredondo. The change in zoning has been requested to allow for an assisted living development. The property is classified as a Category 2.

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

LOCATION

The subject property is located in City Council District 8, near the intersection of Loop 1604 and Hausman Rd. A total of 8.357 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD to MF-18 ERZD (8.357 acres) and will allow for the construction of a assisted living development. Currently the site is covered in native vegetation and undeveloped.

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JEWELL RECEIVED SERVICES

2014 AUG 29 AM 3:17
JEWELL REC.

2. Surrounding Land Uses:

Hausman Road is located to the north of the property. The Montecito Apartments bounds the western portion of the property. Father Flanagan's Boys' Home is located to the southwest corner and Brandeis High School bounds the southeast corner of the property. A single-family resident is located to the east of the property.

3. Water Pollution Abatement Plan:

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

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on March 12, 2014, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a single parcel, currently undeveloped, approximately 8.357 acres in area. The site was observed to be bounded on the north by Hausman Road with commercial property beyond; on the south by a school; on the east by a large acreage single family residential property, and on the west by a multi-family residential development. The subject site was observed to be covered in a thick soil cover with heavy native vegetation.

Little to no exposure of bedrock was observed throughout the subject site. The site was observed to be heavily vegetated.

The site appeared to slope slightly to the north and northeast. Stormwater occurring on the subject site would drain to the north and northeast toward an unnamed tributary to Huesta Creek.

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

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The subject site was observed to be undeveloped. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

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

General Concerns

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

ENVIRONMENTAL RECOMMENDATIONS

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

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. The subject property is located within a highway to arterial intersection node.
3. The land uses within the zoned area shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.

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

General Recommendations

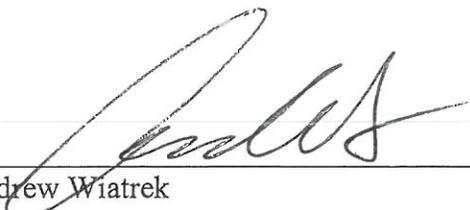
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted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

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

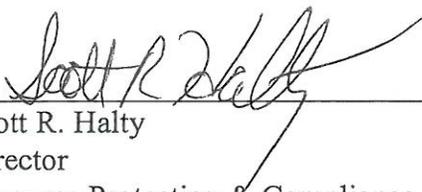
Zoning Commission Members
Z2014120 (Bandera Flats)
Page 6

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

APPROVED:

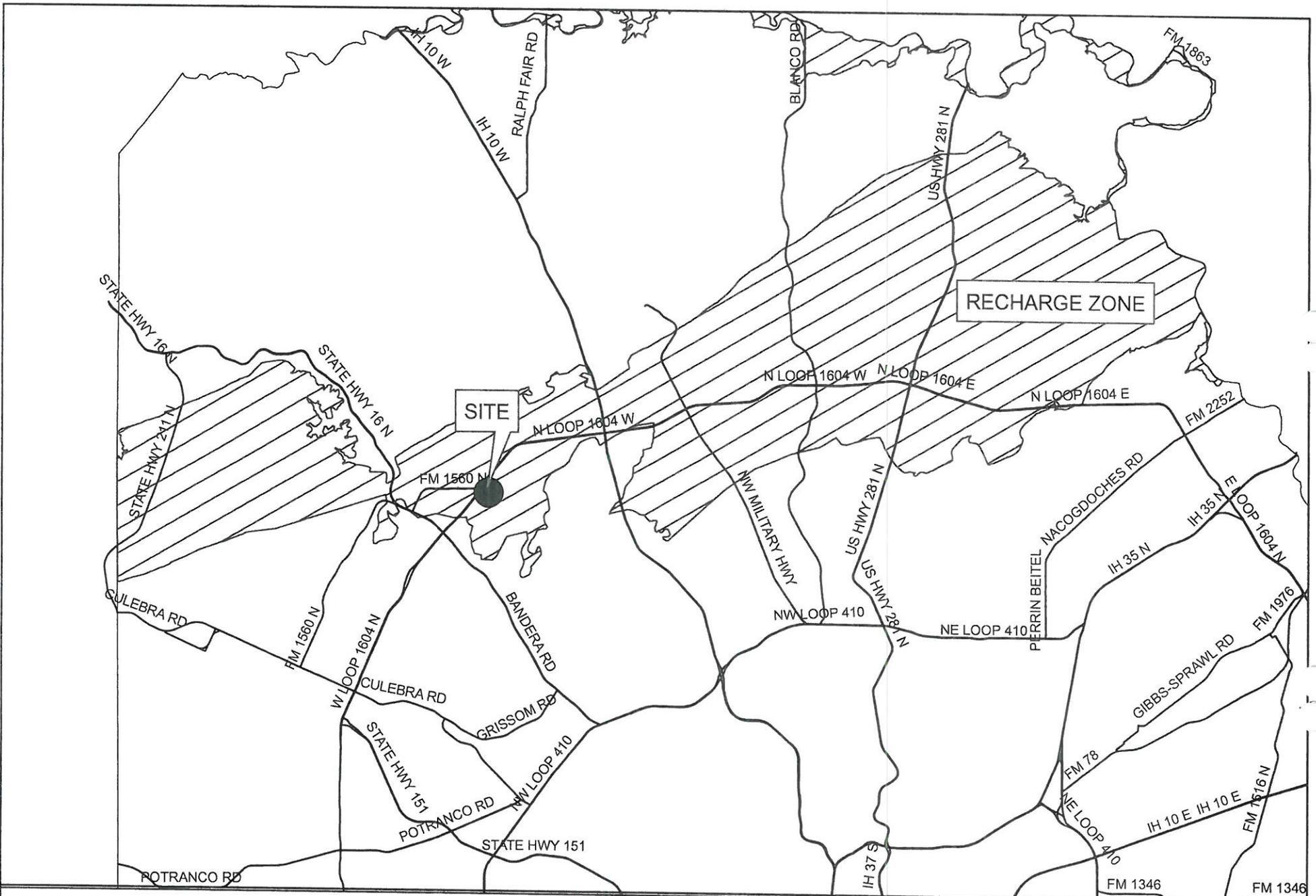


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE

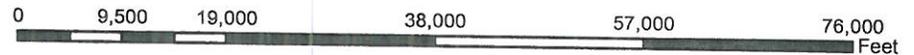


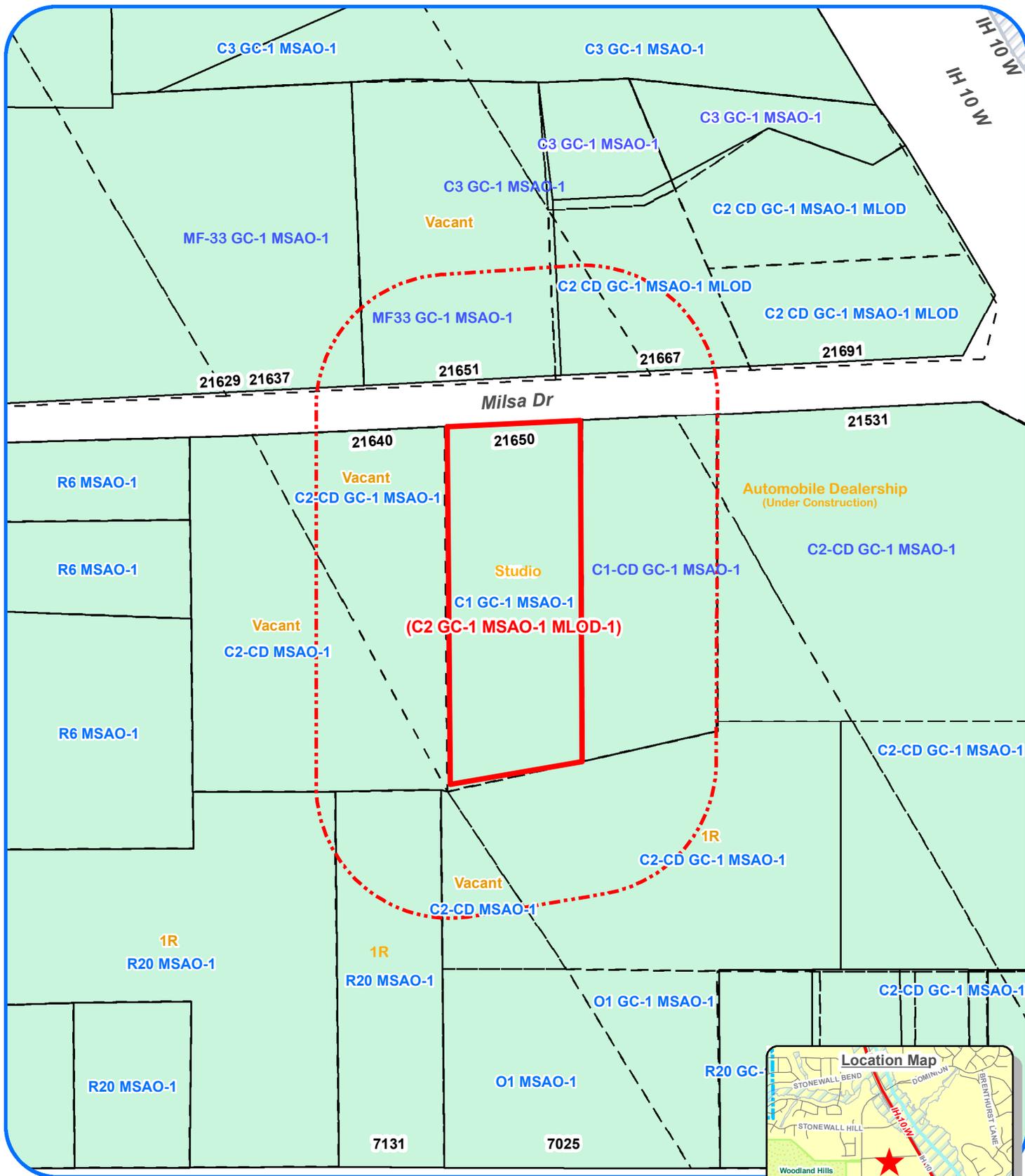
ZONING CASE: BANDERA FLATS (FIGURE 1)

ZONING FILE: Z2014120

Map Page & Grid: 513, C8

Map Prepared by Aquifer Protection and Evaluation 3/10/2014 ME



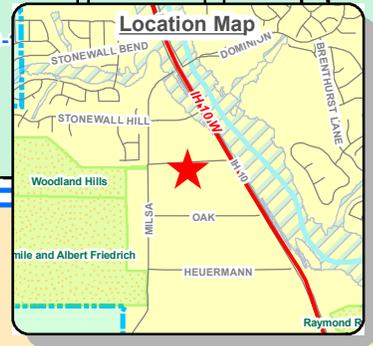


Zoning Case Notification Plan

Case Z-2014-218

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT: 2.432 acres out of NCB 35733

Legend	
Subject Properties	(2.432 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
 (07/30/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014218

Hearing Date: October 7, 2014

Property Owner: Karen Little

Applicant: Robert S. Greenberg (The Bo Green LLC)

Representative: Kaufman & Killen, Inc.

Location: 21650 Milsa Drive

Legal Description: 2.432 acres out of NCB 35733

Total Acreage: 2.432

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the third public hearing for this zoning request. The case was continued at the August 19, 2014 and September 16, 2014 Zoning Commission public hearings.

Proposed Zoning Change

Current Zoning: "C-1 GC-1 MSAO-1 MLOD-1" Light Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: Friends of Friedrich Wilderness Park

Planning Team Members: North Sector Plan - 42

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property, located on the southern side of Milsa Drive between Stonewall Parkway and Interstate Highway 10 West, is 2.432 acres in size. The property was annexed in December 1998, per Ordinance #88824, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1999 case, the property was rezoned to "R-8" Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-20" Residential Single Family District. In a 2010 zoning case, the property was rezoned to "C-1" Light Commercial District in order to allow a photography studio. The property is developed with a single structure measuring approximately 2,450 square feet built in 1992. The property 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: East

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

Current Land Uses: Auto Dealership (Temporary Construction)

Direction: North

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

Current Land Uses: Vacant Land and Temporary Construction (Motor Vehicle Sales)

Direction: West

Current Base Zoning: "C-2 CD"

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: South

Current Base Zoning: "R-20" and "C-2 CD"

Current Land Uses: Single-Family Dwellings and Vacant Land

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

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

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 Certificate of Compliance review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Interstate Highway 10 West

Existing Character: Expressway; 2 lanes in each direction with 2-lane access roads

Proposed Changes: None known

Thoroughfare: Milsa Drive

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

Proposed Changes: None known

Public Transit: There are no public transit lines near the subject property.

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

Parking Information: Food – restaurant or cafeteria - Minimum Parking Requirement: 1 parking space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 40 square feet of Gross Floor Area (GFA).

Staff Analysis and Recommendation: Approval

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request.

3. Suitability as Presently Zoned:

Both the existing and proposed zoning districts are suitable for the 2.432 acre site. The Suburban Tier land use designation includes a wide range of residential densities and commercial uses. The property’s size and location on a collector street, in close proximity to an expressway and other commercial uses, makes the property suitable for commercial uses. Although the current “C-1” zoning allows restaurant uses, the existing construction does not meet the lot and building development standards of the “C-1” district (specifically, the front maximum setback and rear parking requirements).

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Staff recognizes that much of the surrounding area is transitioning from large, rural residential uses to more of an urban/suburban setting that includes single-family residential subdivisions, multi-family development, and a wide range of retail and service uses.

5. Public Policy:

The request does not appear to conflict with any established public policy. The subject property is located within both the “MSAO-1” and “MLOD-1” overlay districts due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the “MLOD-1”, as well as the sound attenuation measures required by the “MSAO-1”.

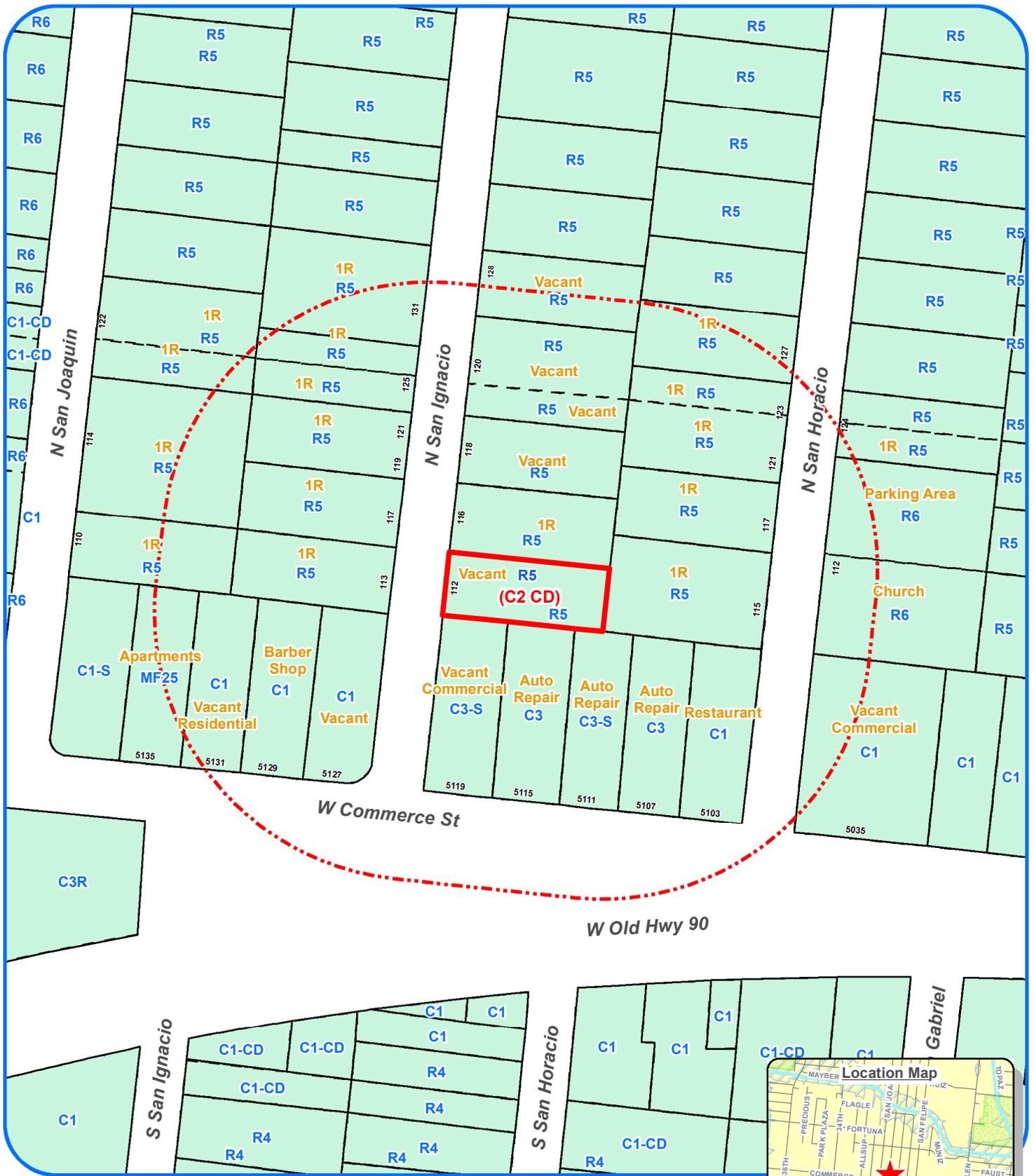
6. Size of Tract:

The 2.432-acre tract is of sufficient size to accommodate the requested zoning as well as the proposed use.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

The applicant requests "C-2" as the base zoning district for the property in order to allow a food service establishment. Staff finds the requested "C-2" Commercial District zoning to be appropriate and in character with some of the surrounding zoning. Staff recognizes the subject property's close proximity to both large-lot residential zoning and uses and Friedrich Park.



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 7, 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 3, 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:

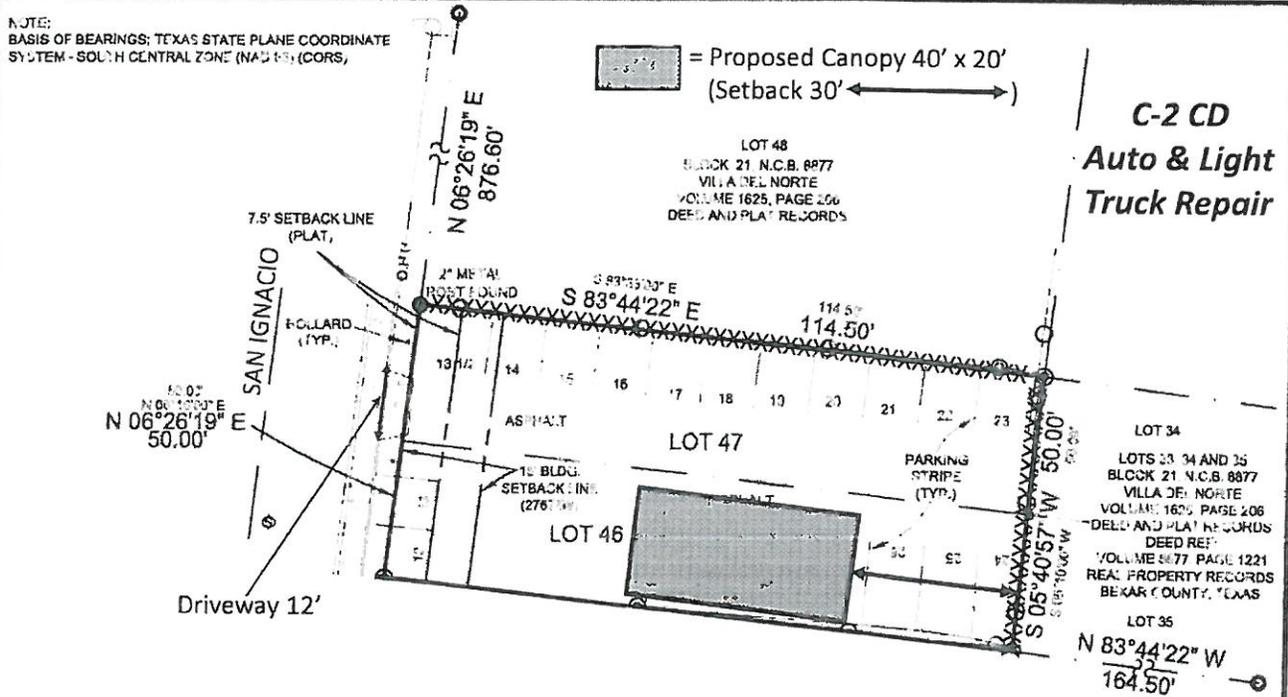
The conditional zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

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 C 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.

SUBJECT TO THE FOLLOWING RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS ACCORDING TO SCHEDULE B OF TITLE COMMITMENT ISSUED BY TRINITY TITLE OF TEXAS, L.L.C. ISSUED JULY 11, 2014, G.F. NO. 13346NC:
 VOL. 1625 PAGE 206 DEED AND PLAT RECORDS VOL. 2767 PAGE 98 DEED RECORDS VOL. 5783 PAGE 414 DEED RECORDS

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.

ASPHALT:
 Total Square Footage: 5,725 sq. ft.

PARKING SPACES:
 Total Spaces: 15 Size: 12' x 10'

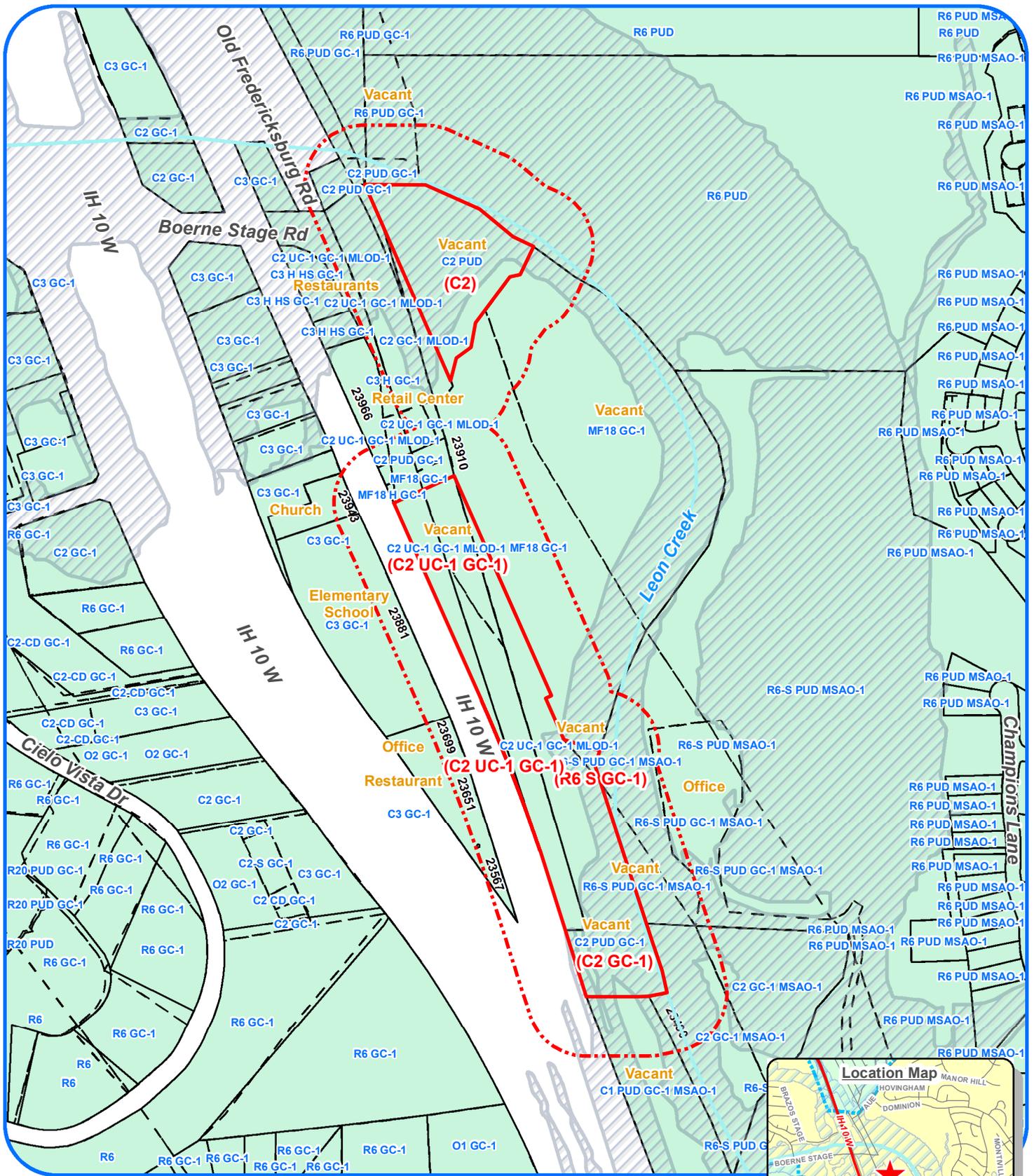
FENCE:
 Height: 6 ft. (Solid Screen)
 Plan Symbols: XXXXXXXXXXXX

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.

Damazo Garza



Zoning Case Notification Plan

Case Z-2014-250

Council District: 8
 School District: Northside I.S.D.
 Scale: 1" approx. = 450 Feet

Subject Property Legal Description(s): 10.187 acres out of NCB 34732 & 34752 and 4.008 acres out of NCB 16386 - BLOCK 110 - LOT 901

Legend

- Subject Properties (14.195 Acres- Collective)
- 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
 (08/27/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014250

Hearing Date: October 7, 2014

Property Owner: Kaufman & Killen, Inc.

Applicant: Leon Creek, Ltd. (By John A. Peveto, Jr., Manager)

Representative: Leon Creek, Ltd. (by John A. Peveto, Jr., Manager)

Location: Portions of the 22200 through 24400 Blocks of IH 10 West

Legal Description: 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386

Total Acreage: 14.195

City Council District: 8

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.

Proposed Zoning Change

Current Zoning: “C-2 PUD MLOD-1” Commercial Planned Unit Development Military Lighting Overlay District, “C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District

Requested Zoning: “C-2 MLOD-1” Commercial Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor 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 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 September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. The property has been through many rezoning cases as part of the Dominion development; however, the property has never been platted or developed. A majority of the subject property lies within a Planned Unit Development to the south and east of Boerne Stage Road and located along Old Fredericksburg Road.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6 PUD” and “MF-18”

Current Land Uses: Vacant land and Office

Direction: South

Current Base Zoning: “C-1 PUD” and “C

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: “C-2”, “C-3 H” and “C-3”

Current Land Uses: Retail Center, Elementary School, Church Office and Restaurant

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

Transportation

Thoroughfare: Boerne Stage Road

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

Proposed Changes: None known

Thoroughfare: IH 10 West

Existing Character: Access Road; one lane in each direction with access to on-street parking

Proposed Changes: None known

Thoroughfare: Old Fredericksburg Road

Existing Character: Local street; one lane in each direction without curbs or striping.

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. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a commercial use with no anticipated use at this time.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is designated as Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is consistent with the future land use designation and the surrounding development patterns.

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 14.195 acres in size, which reasonably accommodates the uses permitted in “C-2” zoning district.

7. Other Factors:

None.

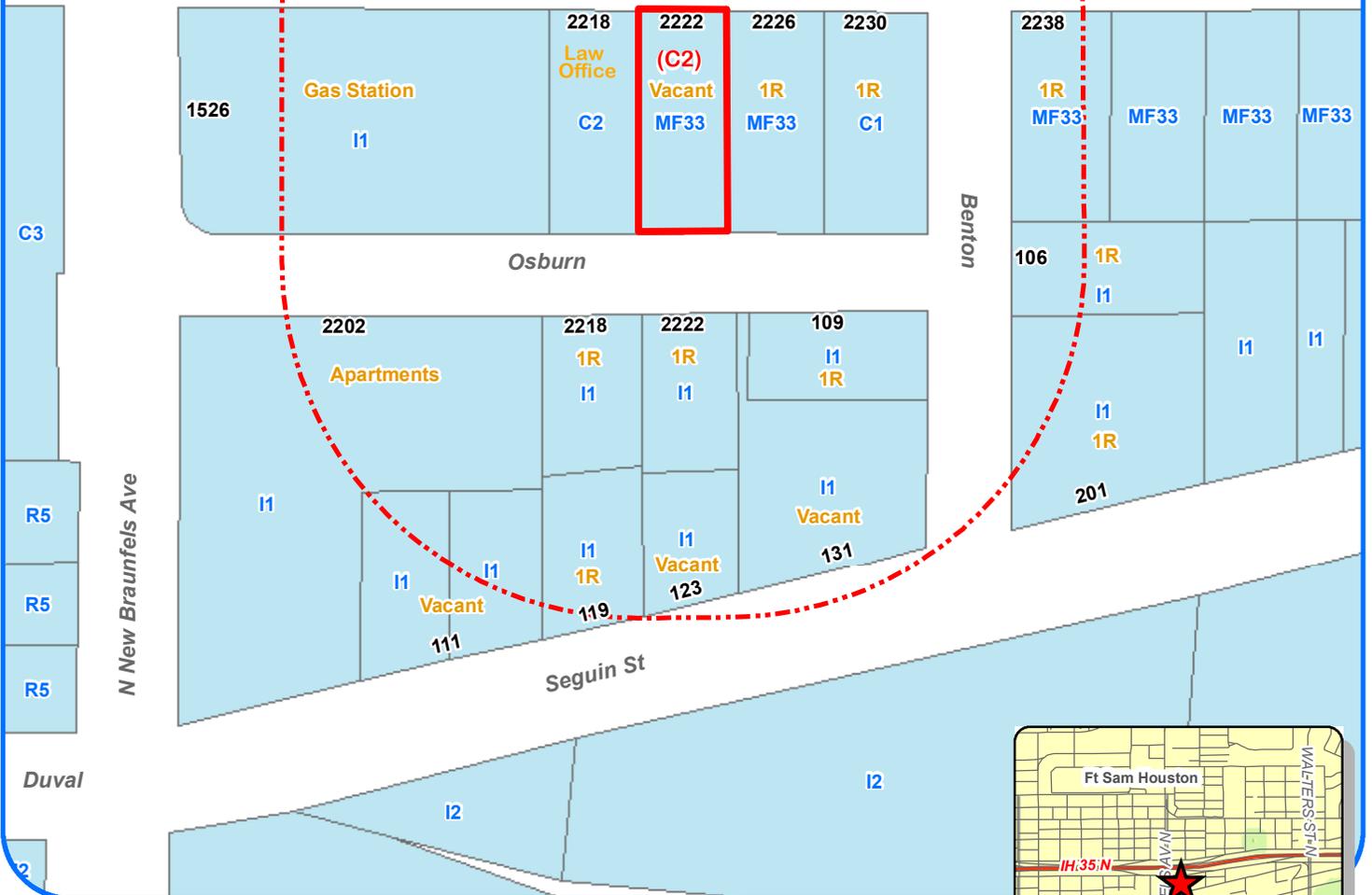
Ih 35 N

Ih 35 N

Ih 35 N Access Rd

Ih 35 N Access Rd

Crosby St



Zoning Case Notification Plan

Case Z2014-214

Council District: 2
 School District: SAISD
 Scale: 1" approx. = 100 Feet

Legend

- Subject Properties ——— (0.1397 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
 (8/13/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 1695 BLK 13 LOT 6

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 #: Z2014214

Hearing Date: October 7, 2014

Property Owner: Patricia Gomez Monroy Living Trust (by Patricia Gomez Monroy, Trustee)

Applicant: Patricia Gomez Monroy Living Trust (by Patricia Gomez Monroy, Trustee)

Representative: Patricia Gomez Monroy Living Trust (by Patricia Gomez Monroy, Trustee)

Location: 2222 North Interstate Highway 35

Legal Description: Lot 6, Block 13, NCB 1695

Total Acreage: 0.1397

City Council District: 2

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Government Hill Alliance

Planning Team Members: Government Hill Neighborhood Plan - 10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33 AHOD" Multi-Family Airport Hazard Overlay District. The property is platted into its current configuration and is undeveloped.

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: "C-2" and "I-1"

Current Land Uses: Law Office and Gas Station

Direction: East

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

Current Land Uses: Single-Family Dwellings

Direction: South across Osburn Street

Current Base Zoning: "I-1"

Current Land Uses: Single-Family Dwellings, Apartments and Vacant Lots

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: Interstate Highway 35 North

Existing Character: Expressway; three lanes plus entrance and exit ramps

Proposed Changes: None known

Thoroughfare: Osburn Street

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

Proposed Changes: None known.

Thoroughfare: Benton Street

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

Proposed Changes: None known.

Thoroughfare: North New Braunfels Avenue

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

Proposed Changes: None known.

Public Transit: The VIA bus lines 16, 17 and 21, operate along Interstate Highway 35 North.

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. Therefore, accurate parking requirements for the subject property cannot be determined 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 subject property is located within the Government Hill Neighborhood Plan and is currently designated as Neighborhood Commercial. 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 Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from multi-family, commercial to industrial. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

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 "MF-33" Multi-Family District and proposed "C-2" Commercial District are both appropriate for the subject property. Staff believes future single-family residential development is unlikely due to the property's location on a Interstate Highway. The proposed "C-2" Commercial District will not change the overall character of the community.

The proposed zoning is appropriate given the location and proximity to the intersection of Interstate Highway 35 North and North New Braunfels Avenue a commercial node.

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.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Community Commercial classification will allow continued development in accordance with the goals and objectives of the Government Hill Neighborhood Plan.

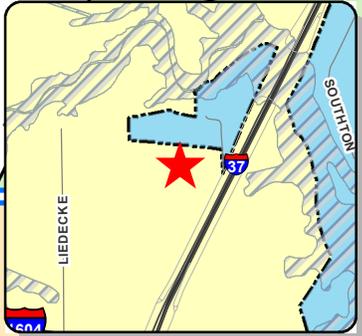
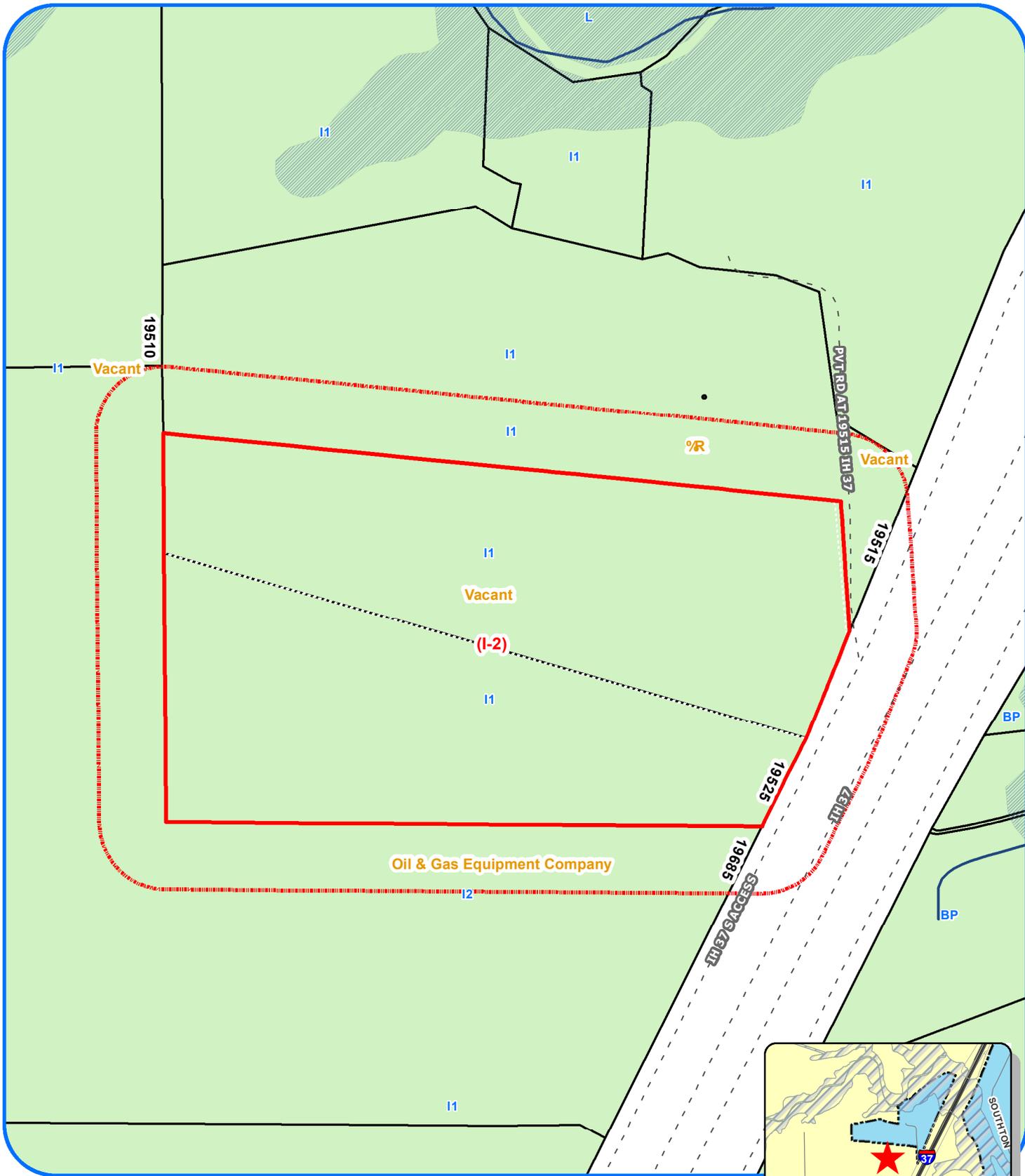
The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop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

6. Size of Tract:

The subject site is 0.1397 of an acre in size. The small size of the property and the limited amount of parking should serve to limit the overall scale of the proposed use and its impact on the surrounding neighborhood.

7. Other Factors:

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the undeveloped lot. The "C-2" designation for the property is not out of character given the commercial uses along Interstate Highway 35 North.



Zoning Case Notification Plan

Case Z2014-240

Council District: 3 (In Limited Purpose Annexation Area)

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): A 24.358 ac. & 24.350 ac. Partition of Land out of CB 4136

Legend

- Subject Properties ——— (48.708Ac.)
- 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
(9/11/2014 - J.Ramirez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014240

Hearing Date: October 7, 2014

Property Owner: CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

Applicant: CG 7600 LP (by C.M. Garver, President, CG 233, Inc., General Partner)

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

Location: A portion of the 19500 Block of Interstate Highway 37 South (also known as State Highway 81)

Legal Description: 48.708 acres out of County Block 4136

Total Acreage: 48.708

City Council District: 3

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "I-1" General Industrial District

Requested Zoning: "I-2" Heavy Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 4

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 “I-1” General Industrial District. The property owner is proposing to construct an industrial park to serve the Eagle Ford Shale area.

Topography: The property is relatively flat with a slight slope. The property does not include any abnormal physical features such as inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Single-Family Residence

Direction: South and West

Current Base Zoning: “I-2”

Current Land Uses: Oil and Gas Equipment Company

Overlay and Special District Information: None.

Transportation

Thoroughfare: IH 37 South

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

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

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

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

Industrial uses typically require a minimum of 1 parking space per 1,500 square feet of GFA and a maximum of 1 space per 300 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is identified as “Specialized Center” in the future land use component of the plan. The “I-2” base zoning district is consistent with the adopted land use designation.

According to the Heritage South Sector Plan, heavy industrial uses should be located near expressways, arterials, and railroad line.

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 existing and requested zoning districts are appropriate for the subject property. 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.

5. Public Policy:

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

6. Size of Tract:

The subject property is 48.708 acres in size, which should reasonably accommodate the uses permitted in the “I-2” base zoning district and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-242

Council District: 3

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03843 - BLOCK 002 - LOTS 18 thru 24

Legend

- Subject Properties ——— (0.585 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
(09/11/2014 - 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 #: Z2014242
Hearing Date: October 7, 2014
Property Owner: FARR Builders, LLC c/o Adrian E. Garcia
Applicant: Adrian Steven Garcia
Representative: Adrian Steven Garcia
Location: A portion of the 2300 Block of Nopal Street (also known as 2335 Nopal Street)
Legal Description: Lots 18 thru 24, Block 2, NCB 3843
Total Acreage: 0.5854
City Council District: 3
Case Manager: Brenda V. Martinez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 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: Highland Park Neighborhood Association

Planning Team: Highlands Community Plan - 33

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped and is located within the City Limits as they were recognized in 1938. The property was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

The property owner is proposing to construct a 10 unit apartment complex.

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, East and West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences and Vacant Land

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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: Nopal Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known.

Thoroughfare: Waleetka

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Hiawatha

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 20 line, 34 line, 232 line and 515 line which operate along South New Braunfels Avenue and Fair Avenue.

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

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per 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 Highlands Community Plan and is currently designated as Low Density Residential in the Future Land Use component of the plan. The zoning request is not consistent with the Future Land Use designation. A master plan amendment has been submitted, requesting to change the land use designation to High Density Residential. Staff and Planning Commission recommend approval of the plan amendment request.

High Density Residential land uses include the following: apartments, condominiums, fourplexes, triplexes, duplexes, and townhomes. High Density Residential uses are typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location, which is bound by an arterial thoroughfare to the south, makes the area appropriate for more intense residential development.

3. Suitability as Presently Zoned:

Both the existing and requested zoning districts are appropriate for the subject property. Although many of the surrounding properties are zoned and used for single-family residences, some properties located along Fair Avenue are zoned for commercial uses. The surrounding zoning pattern and location of the subject property makes the property suitable for an increase in density.

4. Health, Safety and Welfare:

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

5. Public Policy:

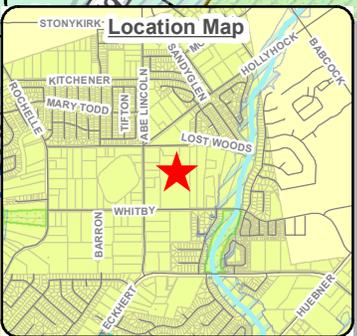
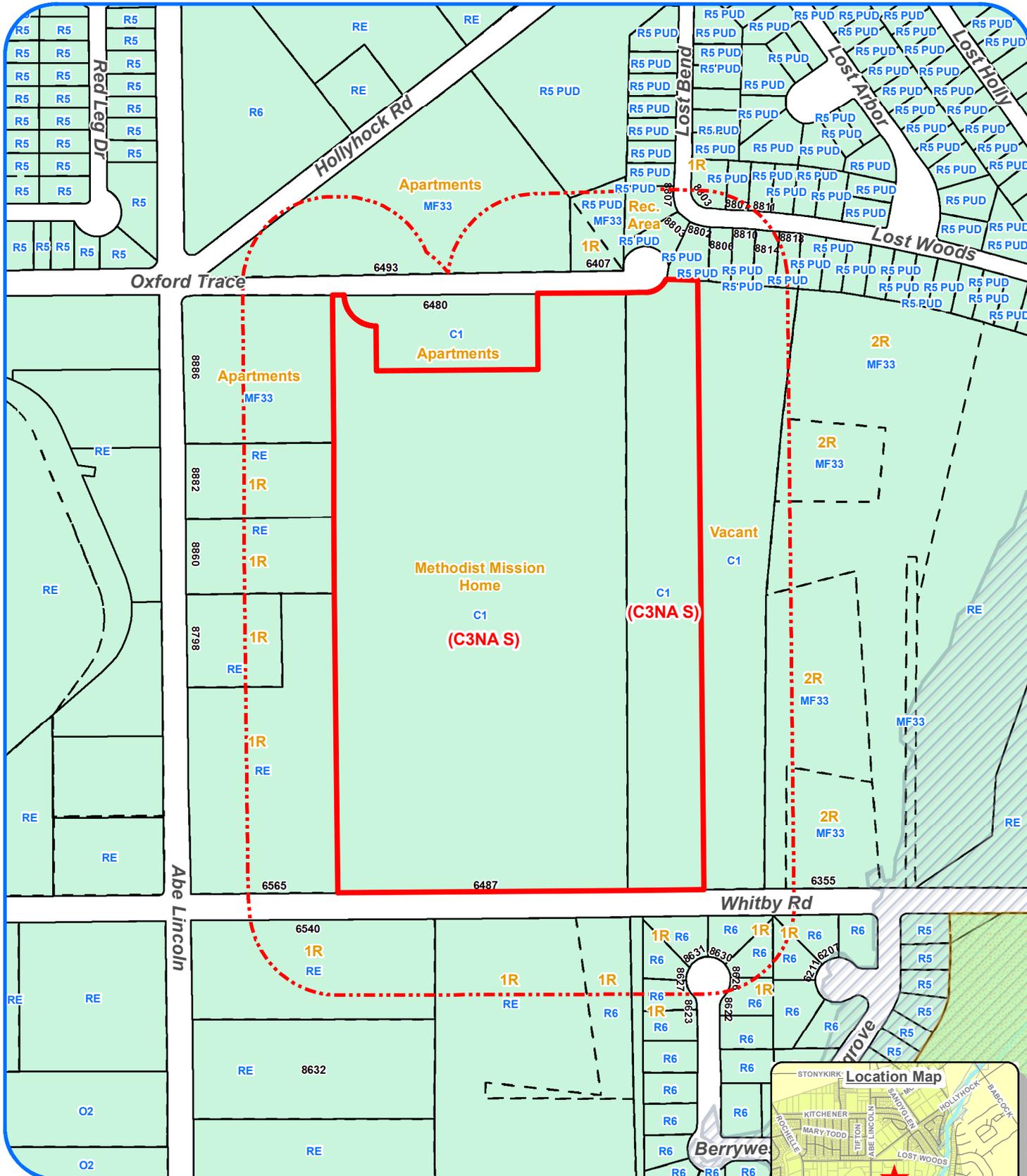
Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.5854 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 10 dwelling units. The applicant is proposing to construct 10 dwelling units on the site.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-254 S

Council District: 7
 School District: Northside I.S.D.
 Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 14658 - BLOCK F - LOT 6 & 7, 10 exc NW Irr. 227.67 ft & 11 exc NE 132.33 FT

- Legend**
- Subject Properties ——— (23.573 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
 (09/11/2014 - 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 #: Z2014254 S

Hearing Date: October 7, 2014

Property Owner: Whitby Road Alliance Inc. dba Providence Place

Applicant: San Antonio Design Group, Inc.

Representative: J. A. (Tony) Saucedo, Jr.

Location: 6487 Whitby Road

Legal Description: 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658

Total Acreage: 23.573

City Council District: 7

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use for Health and Human Service Campus

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 3, 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: Alamo Farmsteads Babcock Rd Neighborhood Association

Planning Team: Huebner/Leon Creeks Community Plan-18

Applicable Agencies: None

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 1994 case, the property was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. The subject property is not platted in its current configuration but is developed with multiple commercial structures that were built starting in 1940.

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: "MF-33" and "R-5"

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

Direction: South

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

Current Land Uses: Single-Family Residential and Vacant

Direction: East

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

Current Land Uses: Multi-Family Dwellings and Vacant

Direction: West

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

Current Land Uses: Single-Family Residential, Apartments 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: Oxford Trace, Whitby Road and Abe Lincoln Road

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

Proposed Changes: None known

Public Transit: VIA bus line 604 operates along Abe Lincoln Road and Whitby Road, south and 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 for a Human Services Campus are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the 23.573 acre site.

As shown on the Specific Use Authorization site plan, the applicant proposes approximately two-hundred three (203) parking spaces.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the Huebner/Leon Creeks Community Plan and is currently designated as Public Institutional in the future land use component of the plan. The requested “C-3” base zoning district and proposed use is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 23.573 acre site. Approval of the zoning change request to “C-3NA S” would provide a consistent zoning for the entire site and bring the existing use into compliance with current zoning regulations. The site serves as a campus which provides services to 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 this zoning request.

5. Public Policy:

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

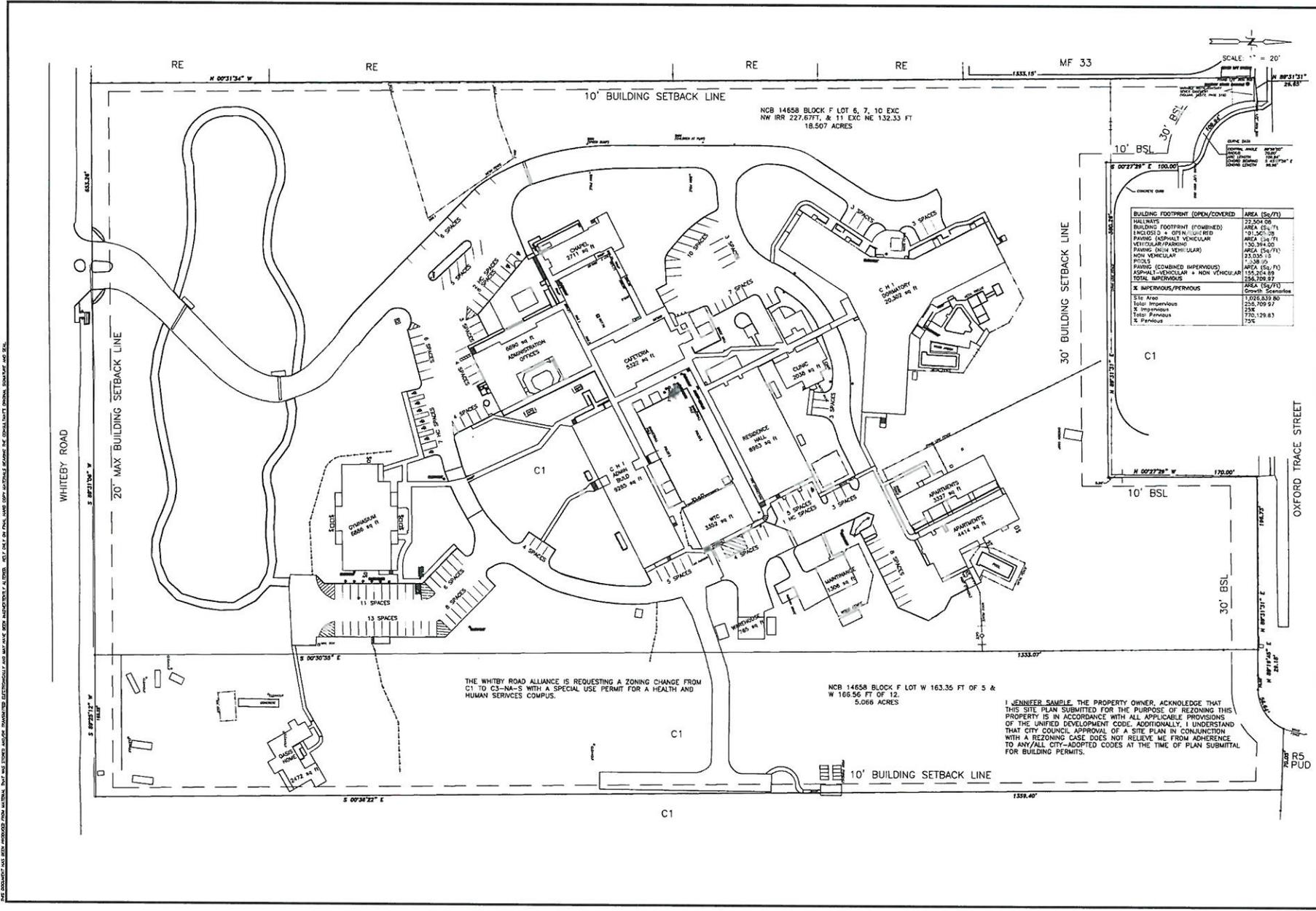
6. Size of Tract:

The 23.573 acre site is of sufficient size to accommodate the proposed expansion of the existing Human Services Campus. 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:

No zoning district currently allows a Human Services Campus by right; rather, such uses may be authorized through the issuance of a Specific Use Authorization by City Council in the “C-3” zoning district. 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.

Z2014254



BUILDING FOOTPRINT (OPEN/COVERED)	AREA (SQ/FT)
HALLWAYS	22,504.00
BUILDING FOOTPRINT (FOOTPRINT)	AREA (SQ/FT)
ENCLOSURE + OPEN-ROOFED	130,347.38
PAVING (ASPHALT-VEHICULAR)	AREA (SQ/FT)
VEHICULAR/PARKING	130,344.00
PARKING (DRIVE VEHICULAR)	AREA (SQ/FT)
NON-VEHICULAR	123,036.15
PICNICS	138.75
PARKING (COMBINED IMPERVIOUS)	AREA (SQ/FT)
ASPHALT-VEHICULAR + NON-VEHICULAR	155,264.89
TOTAL IMPERVIOUS	256,700.97
X IMPERVIOUS/PERVIOUS	AREA (SQ/FT)
Overall Site/Building	
Site Area	1,026,839.80
% Impervious	25.00
% PerVIOUS	75.00

THE WHITBY ROAD ALLIANCE IS REQUESTING A ZONING CHANGE FROM C1 TO C2-MA-S WITH A SPECIAL USE PERMIT FOR A HEALTH AND HUMAN SERVICES COMPLEX.

NCB 14658 BLOCK F LOT W 163.35 FT OF S & W 166.50 FT OF 12. 5.066 ACRES

I, JENNIFER SAMPLE, 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 CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SA San Antonio Design Group Inc.
 CONSULTING ENGINEERS
 100 SAN ANTONIO, TEXAS 78240
 F-5228 P115101.342-6700 FAX(210) 842-6791

PROVIDENCE PLACE
 6487 WHITBY ROAD SAN ANTONIO, TEXAS 78240
 ZONING CHANGE SITE PLAN

DESIGNED BY	A.S.
CHECKED BY	A.S.
APPROVED BY	R.J.A.
DATE	AUG 2014
REVISION	
SHEET	1
OF	1



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014255 CD
Hearing Date: October 7, 2014
Property Owner: Carolina Fuentes
Applicant: Carolina Fuentes
Representative: Carolina Fuentes
Location: 1813 and 1815 South Brazos Street
Legal Description: North 67.2 Feet of Lot 15, Block D, NCB 3797
Total Acreage: 0.1509
City Council District: 5
Case Manager: Krystin Ramirez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-1 CD AHOD" Light 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 September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 29, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 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: Collins Garden

Planning Team: Guadalupe Westside Community Plan - 21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938 and was originally zoned "L" First Manufacturing District. In 1965 this zoning district converted to Heavy Industry District, which is the present zoning district for the property. The property was platted in 1984 but this does not match its current configuration. Two addresses are associated with the property: 1815, which is associated with the residential structure and 1813, assigned to the commercial garage structure.

In April 2014 the property owner sought registration for Nonconforming Use; however, registration was only granted for the residence and denied for the commercial garage.

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

Adjacent Zoning and Land Uses

Direction: North and West

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

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

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Vacant land, business warehouse and foodmart

Direction: South

Current Base Zoning: "I-2", "I-1", "R-4" and "MF-33"

Current Land Uses: Welding shop, bar, vacant lot, storage yard and single-family residence

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

Transportation

Thoroughfare: Kemper Street

Existing Character: Local street; one lane in each direction.

Proposed Changes: None known

Thoroughfare: South Brazos Street

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks on each side.

Proposed Changes: None known

Thoroughfare: Merida Street

Existing Character: Local street; one lane in each direction with sidewalks on each side.

Proposed Changes: None known

Public Transit: VIA bus routes 62 and 66 operate on South Brazos Street and bus route 268 operates along South Brazos Street and Merida Street.

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

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to an auto and light truck repair.

Auto – Auto and Light Truck Repair: Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay; Maximum Parking Requirement: 1 per 375 square feet GFA including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

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 Guadalupe Westside Community Plan and is designated as Neighborhood Commercial in the future land use component of the plan. The requested zoning is consistent with the future land use designation. The request will bring the property into compliance and will create a zoning buffer between the residential and industrial districts.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands due to the existing industrial uses and the existing development of the subject property.

3. Suitability as Presently Zoned:

The current "I-2" base zoning district is not consistent with the future land use designation and the surrounding single-family 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

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

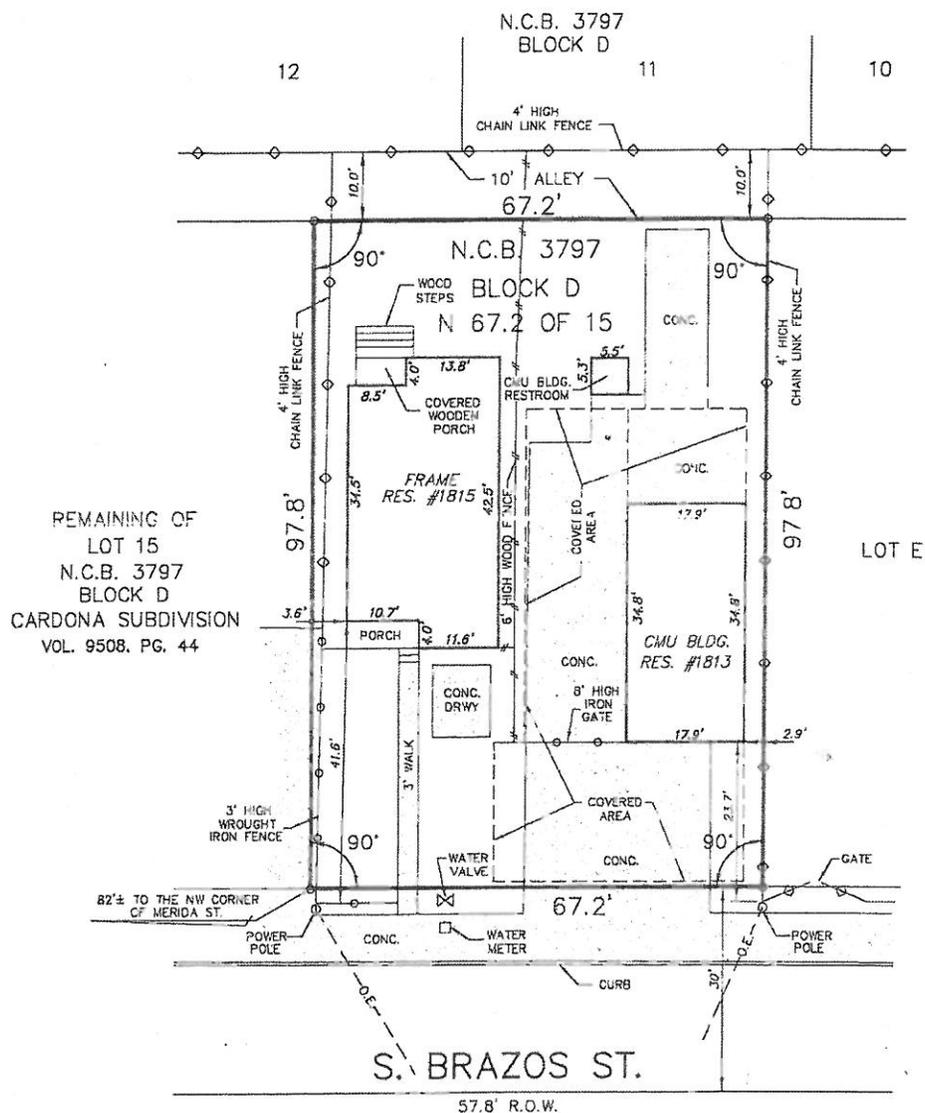
6. Size of Tract:

The subject property totals 0.1509 acres in size, which reasonably accommodates the uses permitted in "C-1" zoning district and existing residential and commercial uses on the property.

7. Other Factors:

The property is currently developed and no proposed changes are known.

CD



REMAINING OF
LOT 15
N.C.B. 3797
BLOCK D
CARDONA SUBDIVISION
VOL. 9508, PG. 44

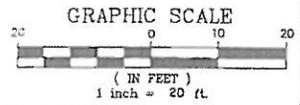
LOT E

S. BRAZOS ST.

57.8' R.O.W.

"I, CARRIE C. FUENTES, the property owner, acknowledge that this 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 City-adopted Codes at the time of plan submittal for building permits."

2,983 SQ.FT. OF IMPERVIOUS COVER
RES# 1815 = 871 SQ.FT. OF BUILDING
RES# 1813 = 652 SQ.FT. OF BUILDING
2,066 SQ.FT. OF ALL CONCRETE SLABS
INTENDED USE IS C-1 CD



PROPERTY ADDRESS: 1815 AND 1813 S. BRAZOS ST.
PLAT OF:
Lot, N. 67.2 OF LOT 15, Bk. D, N.C.B. 3797
Subdivision CARDONA SUBDIVISION
SAN ANTONIO, BEXAR County, Texas

Prepared by
BRIONES
CONSULTING & ENGINEERING LTD.
5118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828-1432 fax



STATE of TEXAS
COUNTY of BEXAR
I, hereby certify that this survey conforms to the current Texas Surveyors Association Standards and Specifications for a category
1B condition II survey.

As recorded in Vol. and Pg.
9508. 44, Deed & Plat Records
BEXAR County, Texas

This 25th day of August, 2014 A.D.
George Ozuna, Jr.

Job No. _____



Zoning Case Notification Plan

Case Z-2014-256

Council District: 5

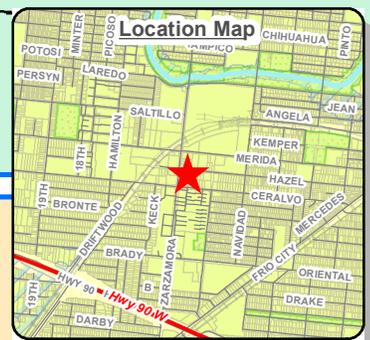
School District: San Antonio I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02533 - BLOCK C - LOT 1 & 25 EXC W 168.2 ft of Lot 1

Legend

- Subject Properties ——— (1.056 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 includes AHOD (Airport Hazard Overlay District).



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014256
Hearing Date: October 7, 2014
Property Owner: Jose I and Maria Griselda Carrillo
Applicant: Rick Thompson
Representative: Rick Thompson
Location: 1802 South Zarzamora Street
Legal Description: Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 3535, Page 58, Deed and Plat records of Bexar County, Texas
Total Acreage: 1.056
City Council District: 5
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Collins Garden Neighborhood Association

Planning Team Members: Guadalupe Westside Community Plan - 22

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District and "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District and "I-2" Heavy Industrial District. The property consists of two lots that were platted into their current configurations in 1954 (Volume 3535, page 58 of the Deed and Plat Records of Bexar County, Texas) and 1955 (Volume 3700, page 81 of the Deed and Plat Records of Bexar County, Texas). The property is developed with multiple buildings built in the 1960s.

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: East

Current Base Zoning: "I-2"

Current Land Uses: Commercial Truck Service/Repair

Direction: South

Current Base Zoning: "R-4" and "I-1"

Current Land Uses: Retail, Commercial Uses and Single-Family Dwelling

Direction: West across South Zarzamora Street

Current Base Zoning: "I-1"

Current Land Uses: Warehouse and Vacant Lot

Direction: North across Hazel Street

Current Base Zoning: "I-1"

Current Land Uses: Single-Family Dwelling, Restaurant and Medical 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: Hazel Street

Existing Character: Collector Street; 1 lane in each direction without sidewalks; dead-end into railroad right-of-way

Proposed Changes: None known

Thoroughfare: South Zarzamora Street

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

Proposed Changes: None known

Public Transit: The VIA bus line number 510, operates along South Zarzamora Street.

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

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

Variety Store – Retail - Minimum Requirement: 1space per 300 square feet of Gross Floor Area. Maximum Allowance: 1 space per 200 square feet of Gross Floor Area.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the Guadalupe/Westside Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from multi-family, commercial to industrial. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

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:

The existing "I-1" General Industrial District and "I-2" Heavy Industrial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Guadalupe/Westside Community Plan encourages redevelopment of this area, transitioning from industrial to retail and service uses.

The proposed "C-2" Commercial District will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-2" Commercial District. The "C-2" Commercial District is a substantial downzoning from the existing "I-1" General Industrial District and "I-2" Heavy Industrial District.

5. Public Policy:

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

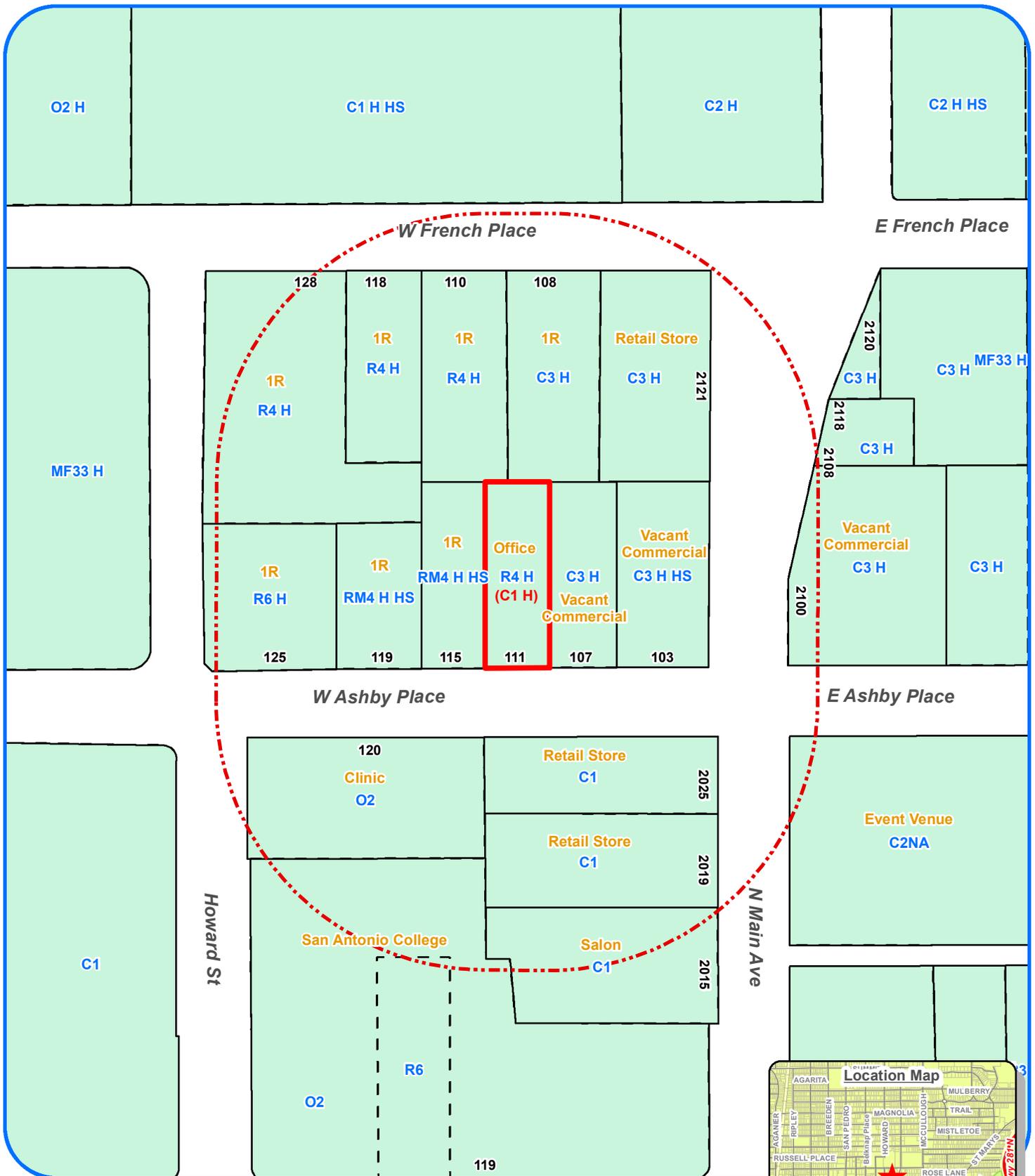
The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop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

6. Size of Tract:

The subject site is 1.056 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Family Dollar Store.

7. Other Factors:

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the undeveloped lot. The "C-2" designation for the property is not out of character given the commercial uses along Interstate Highway 35 North.



Zoning Case Notification Plan

Case Z-2014-257

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01885 - BLOCK 000 - LOT W 48 ft of Lot 7

Legend

- Subject Properties ——— (0.154 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
(09/10/2014 - 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 #: Z2014257
Hearing Date: October 7, 2014
Property Owner: Jose & Carmen Garcia
Applicant: Jose A. Garcia
Representative: Jose A. Garcia
Location: 111 West Ashby Place
Legal Description: The west 48 feet of Lot 7, NCB 1885
Total Acreage: 0.1543
City Council District: 1
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "H R-4 AHOD" Residential Single Family Monte Vista Historic Airport Hazard Overlay District
Requested Zoning: "H C-1" Light Commercial Monte Vista Historic Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Association and The Tobin Hill Community Association

Planning Team: Monte Vista Neighborhood Plan- 0

Applicable Agencies: The Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1907 (volume 105, page 122 of the Deed and Plat Records of Bexar County, Texas). The existing 2,322 square foot commercial structure was built in 1907.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Single-Family Residential and Retail

Direction: South

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

Current Land Uses: School, Clinic, Retail, Salon and Event Venue

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: West

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

Current Land Uses: Single-Family Residential, Dentist Office and Bed & Breakfast

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

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

Transportation

Thoroughfare: West Ashby Place and East Ashby Place

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

Proposed Changes: None known

Thoroughfare: North Main Avenue

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

Proposed Changes: None known

Thoroughfare: West French Place and Howard Street

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

Proposed Changes: None known

Public Transit: VIA bus line 90 operates along North Main Avenue, east of the subject property. VIA bus line 20 operates along East and West Ashby Place, south of the subject property

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

Parking Information: Off-street vehicle parking requirements for office uses are determined by the size of the structure.

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Monte Vista Neighborhood Plan which does not have a land use component of the plan; however, the requested "C-1" base zoning district is consistent with established zoning patterns.

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 proposed use is consistent with the established development pattern of the neighborhood. The subject property has been consistently used for commercial purposes since its construction in 1907. Most of the properties on this block of West Ashby Place are developed as single-family residential dwellings and/or for commercial uses.

3. Suitability as Presently Zoned:

The existing "R-4" district may be appropriate for the subject property; however, the property has long been used for commercial uses. The requested "C-1" zoning district is in character with the neighborhood's established mixed-use development.

4. Health, Safety and Welfare:

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

5. Public Policy:

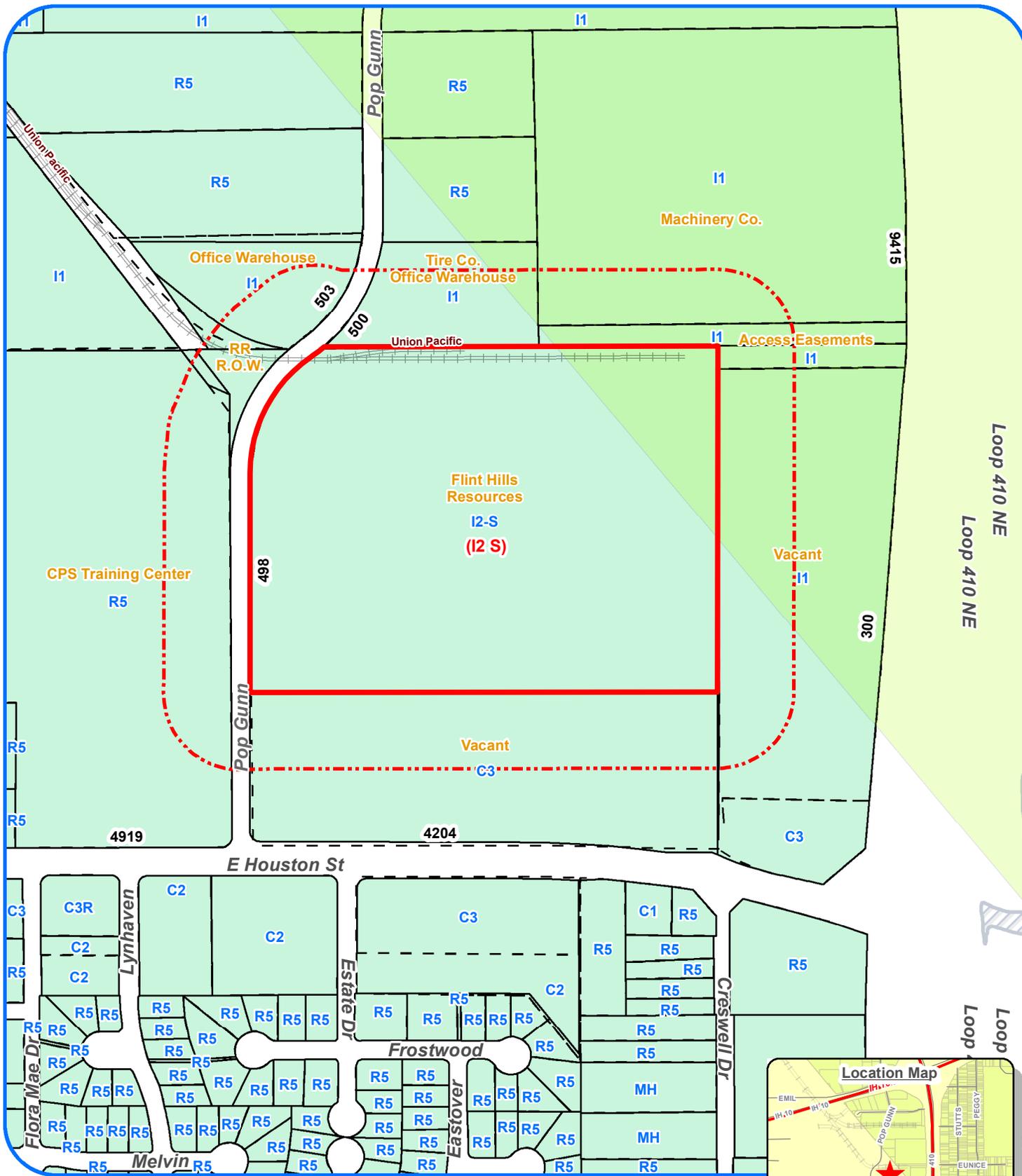
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1543 of an acre in size, which is sufficient to accommodate the proposed professional office use and all required off-street parking requirements.

7. Other Factors:

None.



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 7, 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 first public hearing for this zoning case.

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 3, 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.

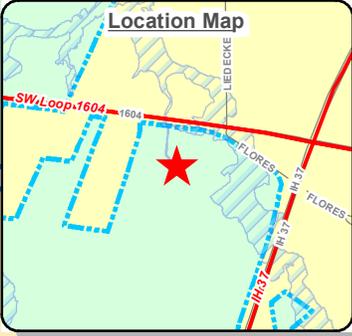
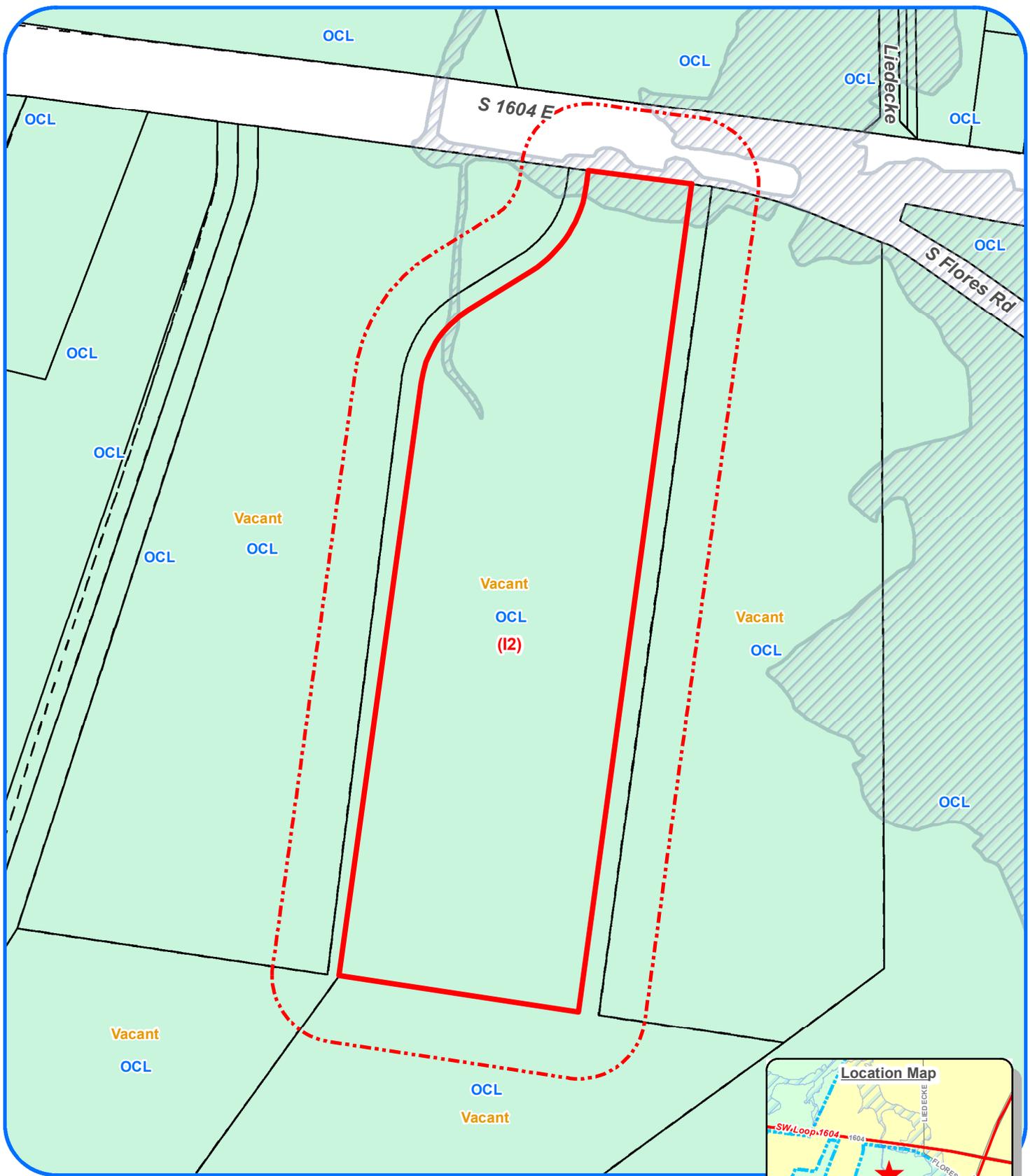
6. Size of Tract:

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.



Zoning Case Notification Plan

Case Z-2014-261

Council District: N/A
 School District: Southside I.S.D.
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): CB 4167A - BLOCK 001 - LOT 004 (IVY SUBD)

- Legend**
- Subject Properties (36.232 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
 (09/09/2014 - R. Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014261
Hearing Date: October 7, 2014
Property Owner: SMBC Leasing and Financing, Inc.
Applicant: City of San Antonio (Development Services Department)
Representative: City of San Antonio (Development Services Department)
Location: 3890 South Loop 1604 East
Legal Description: Lot 4, Block 1, CB 4167A
Total Acreage: 36.266
City Council District: 3
Case Manager: Krystin Ramirez, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: Newly Annexed Territory

Requested Zoning: "I-2" Heavy Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 29, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 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 – 120

Applicable Agencies: None

Property Details

Property History: The subject property is currently located outside the city limits. An application requesting annexation was submitted to the Department of Planning and Community Development in 2014 and is set to be considered by City Council at the November 20, 2014 public hearing.

Topography: A portion of the property is located within the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: All directions

Current Base Zoning: "OCL"

Current Land Uses: Vacant and Freedom Elementary School

Overlay and Special District Information: None

Transportation

Thoroughfare: South Loop 1604 East

Existing Character: Freeway; one lane in each direction and a center turning lane.

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required as the traffic generated by the proposed development will exceed the threshold requirements. A traffic engineer must be present at Zoning Commission.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a warehouse.

Warehousing – Warehousing: Minimum parking requirement – 1 per 5,000 square feet Gross Floor Area (GFA);
Maximum parking requirement – 1 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 Rural Estate Tier in the future land use component of the plan. The requested zoning is not consistent with the future land use designation. A Master Plan amendment was submitted requesting to change the future land use designation to Specialized Center.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands. Construction on the property ensued as it is currently designated as outside the city limits.

3. Suitability as Presently Zoned:

The subject property does not currently contain a zoning district because it is not within the City of San Antonio's city limits. Therefore, allocating an appropriate zoning district to the subject property would enforce development standards and parking requirements as long as development does not occur within the 100 year flood plain.

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:

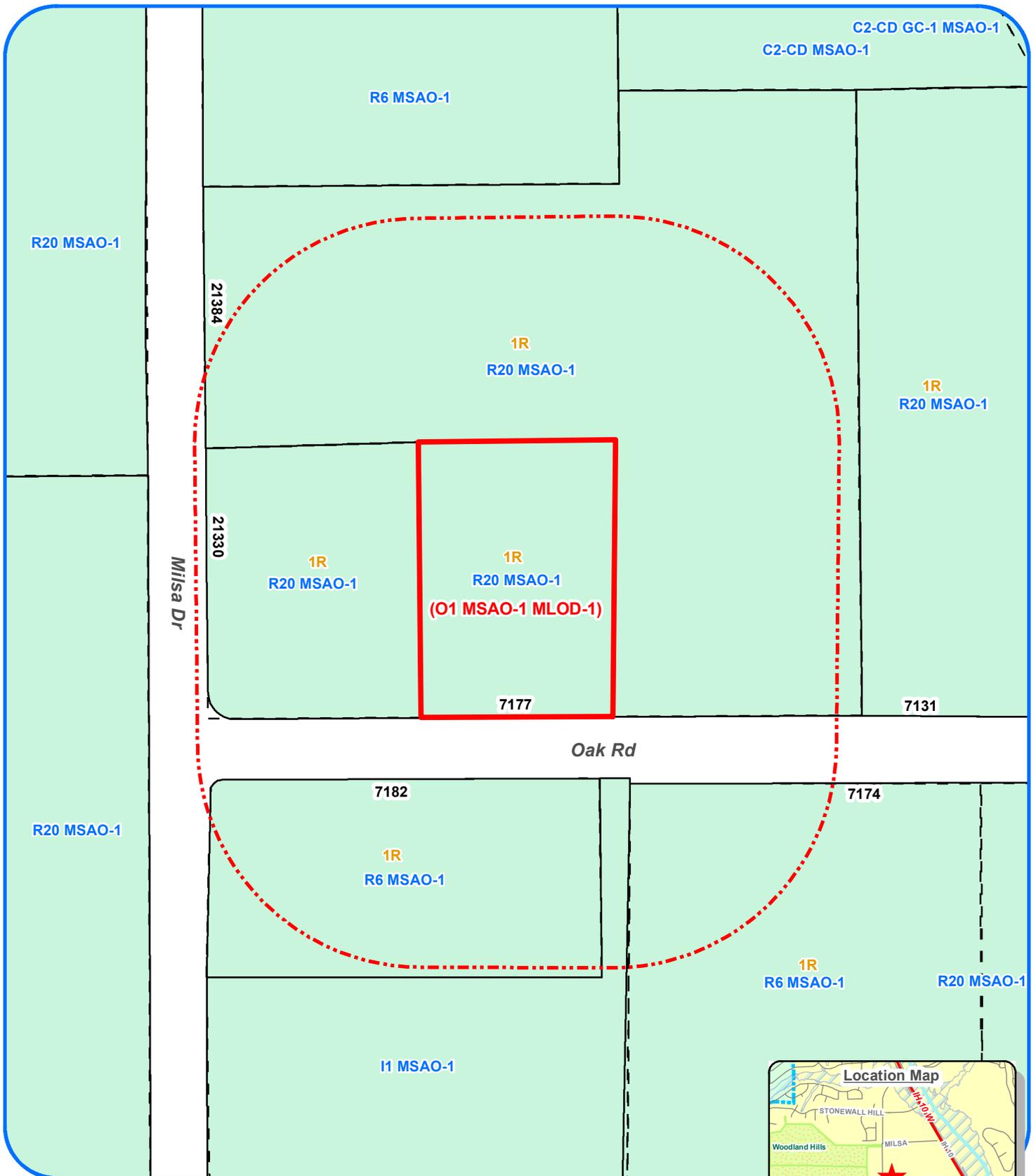
The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 36.266 acres in size, which reasonably accommodates the uses permitted in "I-2" zoning district; future development will be required to practice development standards set forth by the City of San Antonio's Unified Development Code.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-263

Council District: 8

School District: Northside I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT E 183.2 ft of Lots 26 & 27 "IH 10 - TRAYLOR" ANNEXATION

Legend

- Subject Properties (1.000 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
(09/16/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014263
Hearing Date: October 7, 2014
Property Owner: Lugo Properties c/o Francisco Luna Torres
Applicant: Olga M. Gallego
Representative: Olga M. Gallego
Location: 7177 Oak Drive
Legal Description: The east 183.2 feet out of Lot 26 & 27, NCB 35733
Total Acreage: 1
City Council District: 8
Case Manager: Trenton Robertson, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-20 MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Planning Team: North Sector Plan-39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1988 and was originally zoned “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the “R-20” Residential Single-Family District. The lot was platted into its current configuration in 1930 (volume 980, page 252-253 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 2001 square feet that was built in 1980, 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-20” and “R-6”

Current Land Uses: Vacant and Single-Family Residential

Direction: South

Current Base Zoning: “I-1” and “R-6”

Current Land Uses: Vacant and Storage Yard

Direction: West and East

Current Base Zoning: “R-20”

Current Land Uses: Vacant, Single-Family Residential and Storage Yard

Overlay and Special District Information: All surrounding properties carry the "MLOD" Military Lighting Overlay District and “MSAO” Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-1” regulations apply to new construction of habitable structures.

Transportation

Thoroughfare: Oak Drive and Milsa Drive

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

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for office uses are determined by the size of the structure.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested "O-1" 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 proposed use is consistent with the established development pattern of the neighborhood. Most of the properties within this vicinity are a mixture of residential and commercial uses.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 1 acre site. Approval of the zoning change request to "O-1" zoning district would continue to create consistency in the existing development pattern in the neighborhood. Current planning practices encourage low intense commercial uses adjacent to expressways such as IH-10 due east of the subject property.

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 acre in size, which should be able to reasonably accommodate the uses permitted in the "O-1" district and required parking.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-264

Council District: 3
 School District: Harlandale I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 08934 - BLOCK 003 - LOT 004

- Legend**
- Subject Properties (0.178 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 includes AHOD (Airport Hazard Overlay District).



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014264
Hearing Date: October 7, 2014
Property Owner: Carranza Enterprises, Inc.
Applicant: Eduardo Carranza, President Carranza Enterprises, Inc.
Representative: Eduardo Carranza
Location: 1713 South West Military Drive
Legal Description: Lot 4, Block 3, NCB 8934
Total Acreage: 0.1784
City Council District: 3
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District
Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 16
Neighborhood Associations: None
Planning Team Members: South Central San Antonio Community Plan - 15
Applicable Agencies: None

Property Details

Property History: The property was annexed in September of 1944 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property consists of one lot that was platted into the current configuration in 1944 (Volume 2222, page 8 of the Deed and Plat Records of Bexar County, Texas). The property is developed with two structures built in the 1965.

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: East

Current Base Zoning: "C-2"

Current Land Uses: Tuxedo Store and Flower Shop

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Retail Store and Retail Center

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South across South West Military Drive

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

Current Land Uses: Retail Center, Pawn Shop and Medical 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: South West Military Drive

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

Proposed Changes: None known

Thoroughfare: Escalon Avenue

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

Proposed Changes: None known

Thoroughfare: Nock Avenue

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

Proposed Changes: None known

Public Transit: The VIA bus lines number 550 and 551, operate along South West Military Drive

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.

Drugstore – Retail - Minimum Requirement: 1space per 300 square feet of Gross Floor Area. Maximum Allowance: 1 space per 200 square feet of Gross Floor Area.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the South Central San Antonio Community Plan and is currently designated as Regional 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:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from 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 "O-2" High-Rise Office District and proposed "C-2" Commercial District are appropriate for the subject property. The proposed change should have minimal impact on adjacent properties, as the property consists of an office use.

The proposed "C-2" Commercial District will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-2" Commercial District.

5. Public Policy:

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

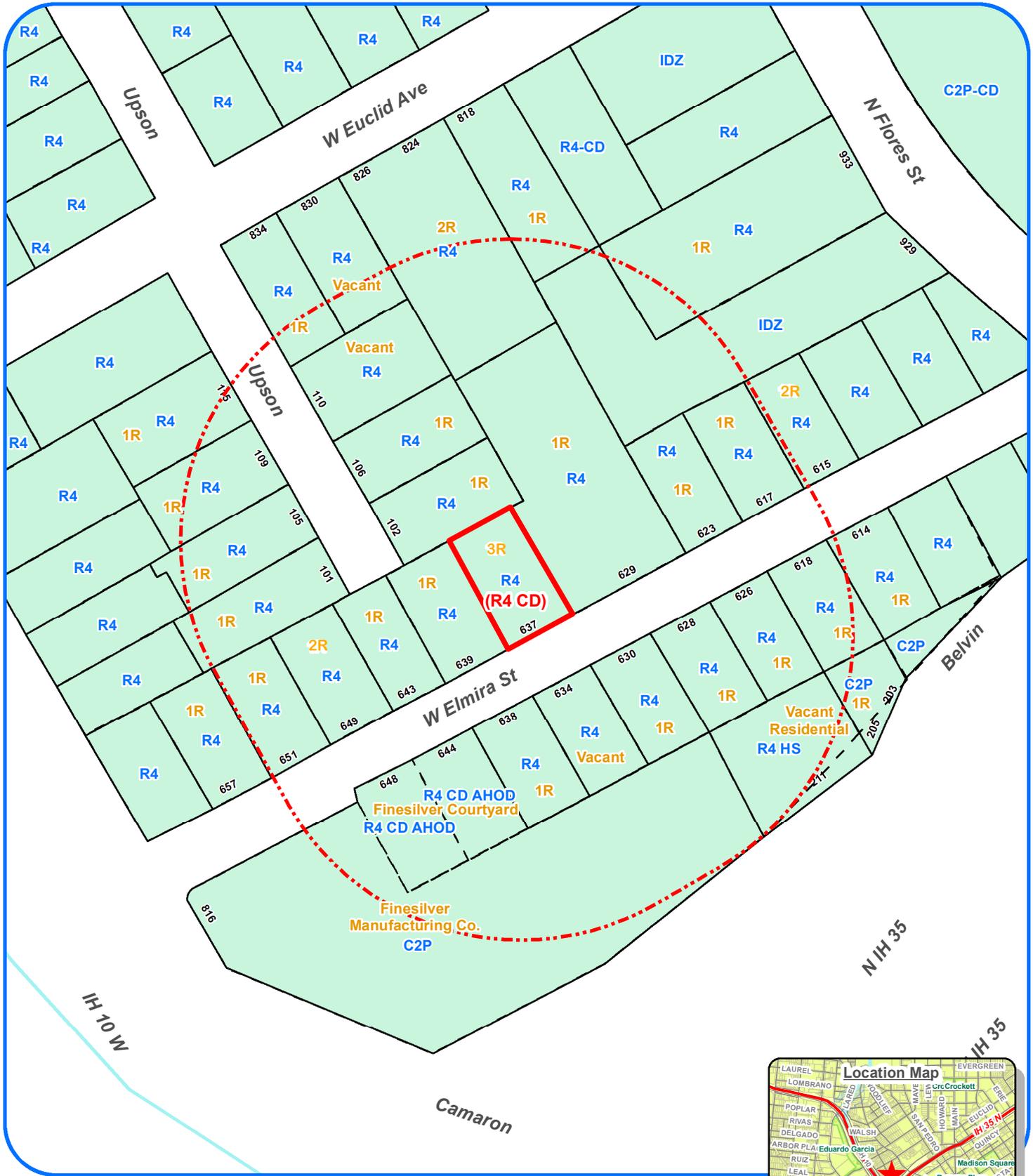
The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop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

6. Size of Tract:

The subject site is 0.1784 of an acre in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Natural Remedy Store.

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 for the property is not out of character given the commercial uses along South West Military Drive.



Zoning Case Notification Plan

Case Z-2014-265 CD

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 03599 - BLOCK 000 - LOT 013

Legend

- Subject Properties (0.100 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year DFIRM Floodplain
- Single Family Residential 1R



Development Services Dept
 City of San Antonio
 (09/17/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014265 CD
Hearing Date: October 7, 2014
Property Owner: Fred A. Flores, Jr.
Applicant: Fred A. Flores, Jr.
Representative: Fred A. Flores, Jr.
Location: 637 West Elmira Street
Legal Description: Lot 13, NCB 3599
Total Acreage: 0.1148
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 24, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Neighborhood Associations: Five Points Owners Association

Planning Team Members: Five Points Neighborhood Plan - 23

Applicable Agencies: None

Property Details

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

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

Adjacent Zoning and Land Uses

Direction: All

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

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

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

Transportation

Thoroughfare: West Elmira Street

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

Proposed Changes: None known

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

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

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

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

Staff Analysis and Recommendation: Denial

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

1. Consistency:

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

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

2. Adverse Impacts on Neighboring Lands:

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

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

3. Suitability as Presently Zoned:

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

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

4. Health, Safety and Welfare:

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

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

5. Public Policy:

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

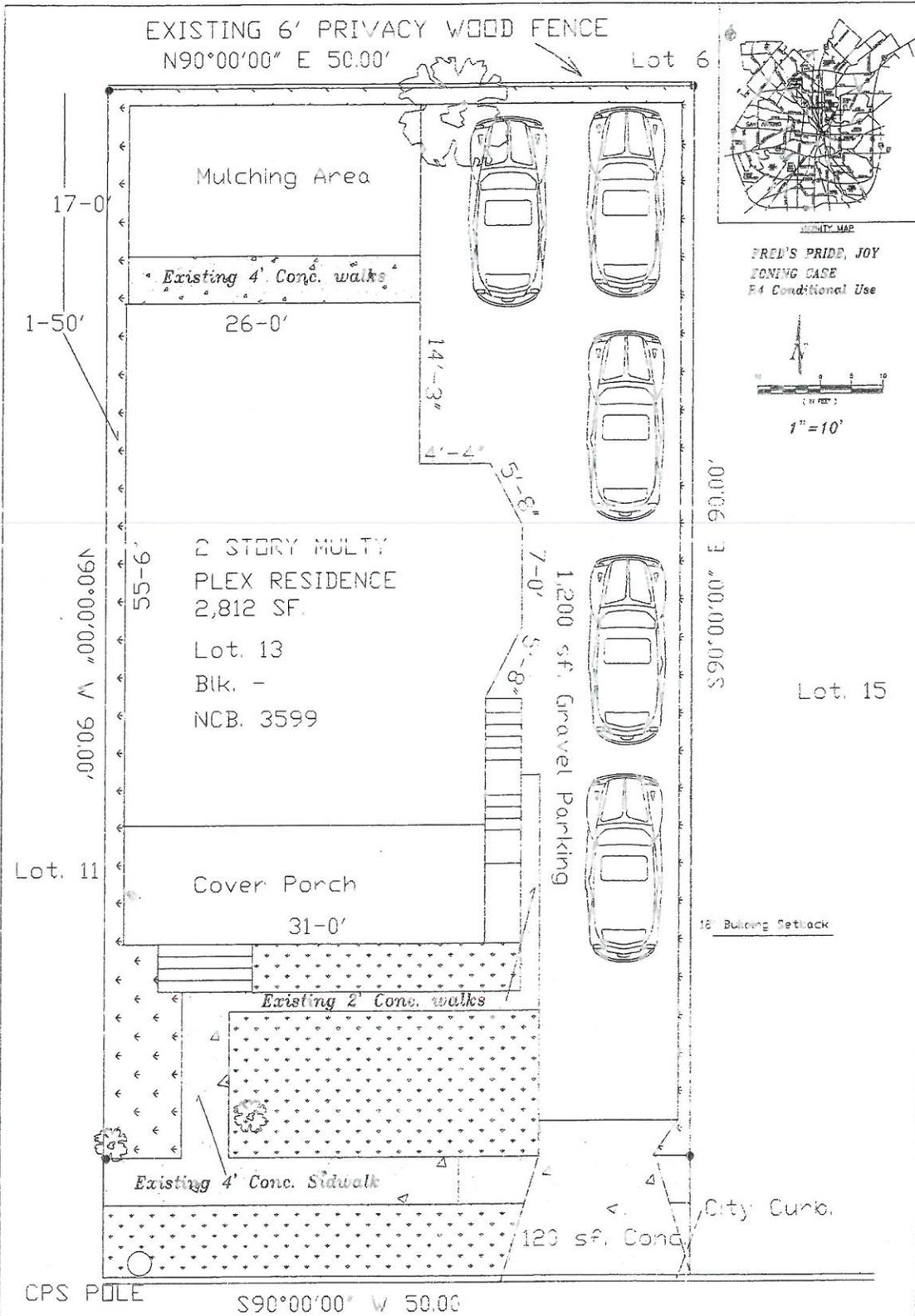
One of the neighborhood's highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

6. Size of Tract:

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

7. Other Factors:

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



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

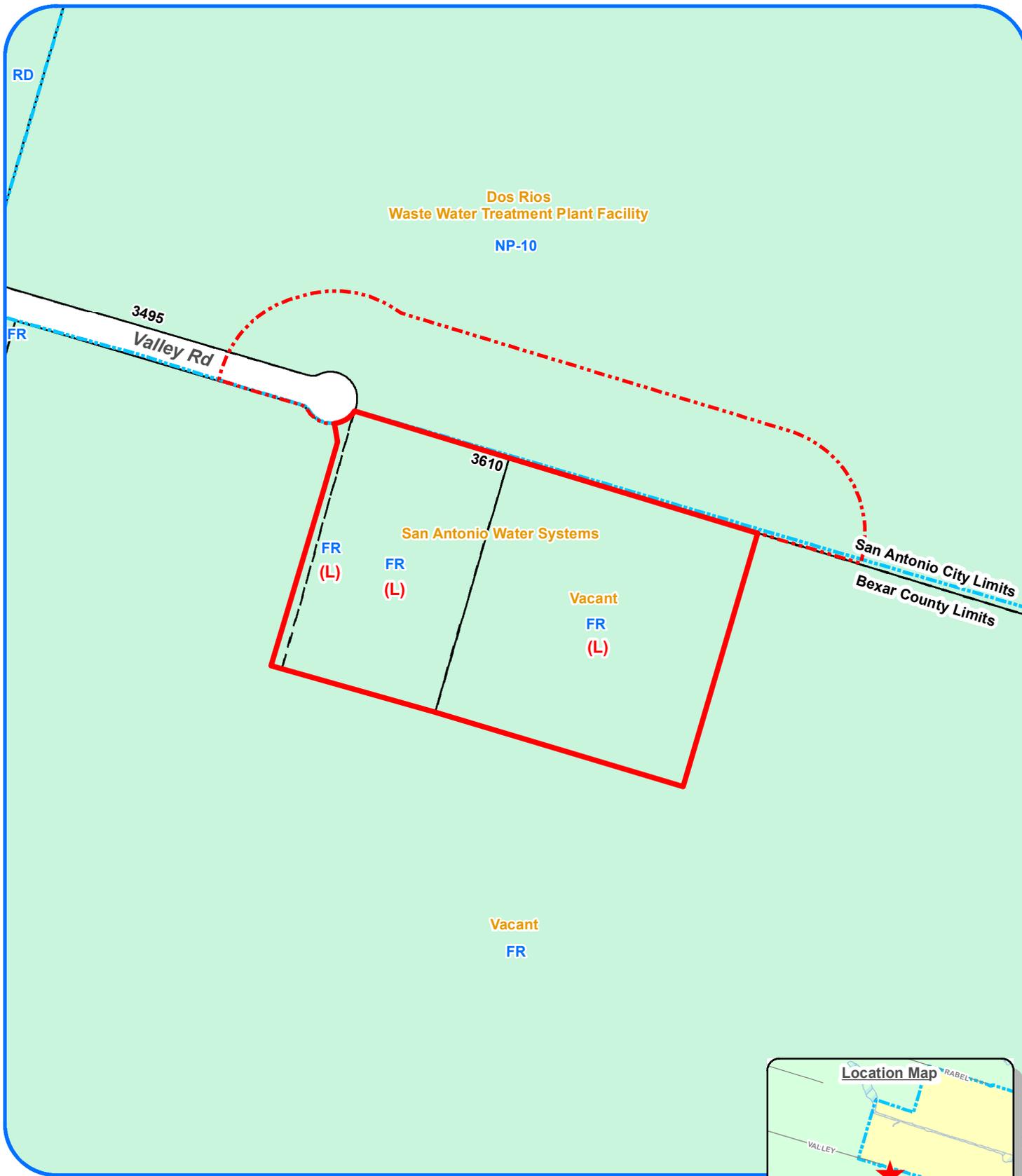
I, Fred A. Flores, the property owner acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code, additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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

DATE: 6-20-2014
JOB NO: 2014-0014
DRAWN BY: J. Flores
CHECKED BY: J. Flores
TITLE: SITE PLAN
SHEET: 01

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

SUR TEJAS CORP.
CONSULTING ENGINEERS

2026 McCULLOUGH
SAN ANTONIO, TEXAS 78212
TEL: 512-470-9709
FAX: 512-470-9772



Zoning Case Notification Plan

Case Z-2014-266

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): CB 4005K - BLOCK 003 - LOT 1 and CB 4007-7 - BLOCK 000 - LOT P-136 ABS 3

Legend	
Subject Properties	(9.190 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)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014266

Hearing Date: October 7, 2014

Property Owner: City of San Antonio (for the use, benefit and control of San Antonio Water System)

Applicant: City of San Antonio (Development Services Department)

Representative: City of San Antonio (Development Services Department)

Location: 3610 Valley Road

Legal Description: 3.607 acres out of Lot 1, Block 3, CB 4006K and 5.583 acres out of CB 4006-7 P-136 ABS 3

Total Acreage: 9.190

City Council District: 3

Case Manager: Krystin Ramirez, Planner

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

Proposed Zoning Change

Current Zoning: Newly Annexed Territory

Requested Zoning: "L" Light Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on September 19, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 29, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan – 120

Applicable Agencies: None

Property Details

Property History: In 2003, the City of San Antonio annexed 56.966 square miles in the south side of the city; the subject property is a portion of Southside Area “6” Limited Purpose, which contained a limited purpose annexation agreement. However, Southside Area “6” was disannexed from the limited purpose agreement in 2008.

An application was submitted to the Department of Planning and Community Development in 2014 and is set to be considered by City Council at the November 20, 2014 public hearing.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain. Surrounding land uses include a solar farm and the Dios Rios Wastewater Treatment Plant.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “NP-10”

Current Land Uses: Dos Rios Waste Water Treatment Plant Facility

Direction: South

Current Base Zoning: “FR”

Current Land Uses: Sun Edison Solar Farm

Overlay and Special District Information: None

Transportation

Thoroughfare: Valley Road

Existing Character: Local street; one lane in each direction

Proposed Changes: None known

Public Transit: None.

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 research laboratory.

Service – Laboratory – Research: Minimum parking requirement – 1 per 1,000 square feet Gross Floor Area (GFA);
Maximum parking requirement – 1 per 200 square feet GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is designated as Agribusiness/RIMSE Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation and the current development on the property. The infrastructure on the property is approximately 20,725 GFA.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands. The subject property is already developed and contains a San Antonio Water System's research laboratory.

3. Suitability as Presently Zoned:

The subject property does not currently contain a zoning district because it is not within the City of San Antonio's city limits.

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. The purpose of the property is to benefit the city as a whole and research better practices for solar farms and other alternative energy sources.

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 9.190 acres in size, which reasonably accommodates the uses permitted in "L" zoning district, required parking and development standards such as building setbacks and landscape buffers for future development.

7. Other Factors:

The City of San Antonio purchased this property in 1981 and constructed the Environmental Laboratory on the property in 2004.