

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, September 16, 2014**  
**12:45 PM**

### ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Vacant – 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 September 16, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Election of Officers.
6. Consideration of September 2, 2014 Zoning Commission Minutes.
7. Consideration and possible action to cancel January 6, 2015 Zoning Commission Meeting.
8. **ZONING CASE NUMBER Z2014170 ERZD (Council District 8):** A request for a change in zoning from “C-3 ERZD” General Commercial Edwards Recharge Zone District to “MF-18 ERZD” Limited Density Multi-Family Edwards Recharge Zone District on 17.626 acres out of NCB 14867 on a portion of the 8600 and 8700 Blocks of North Loop 1604 West.
9. **ZONING CASE NUMBER Z2014251 S ERZD (Council District 8):** A request for a change in zoning from “C-2 ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to “C-2 S ERZD MLOD-1 AHOD” Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on 4.406 acres out of Lots 4 and 5, Block 3, NCB 17843 on a portion of the 14400 Block of Huebner Road.
10. **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.

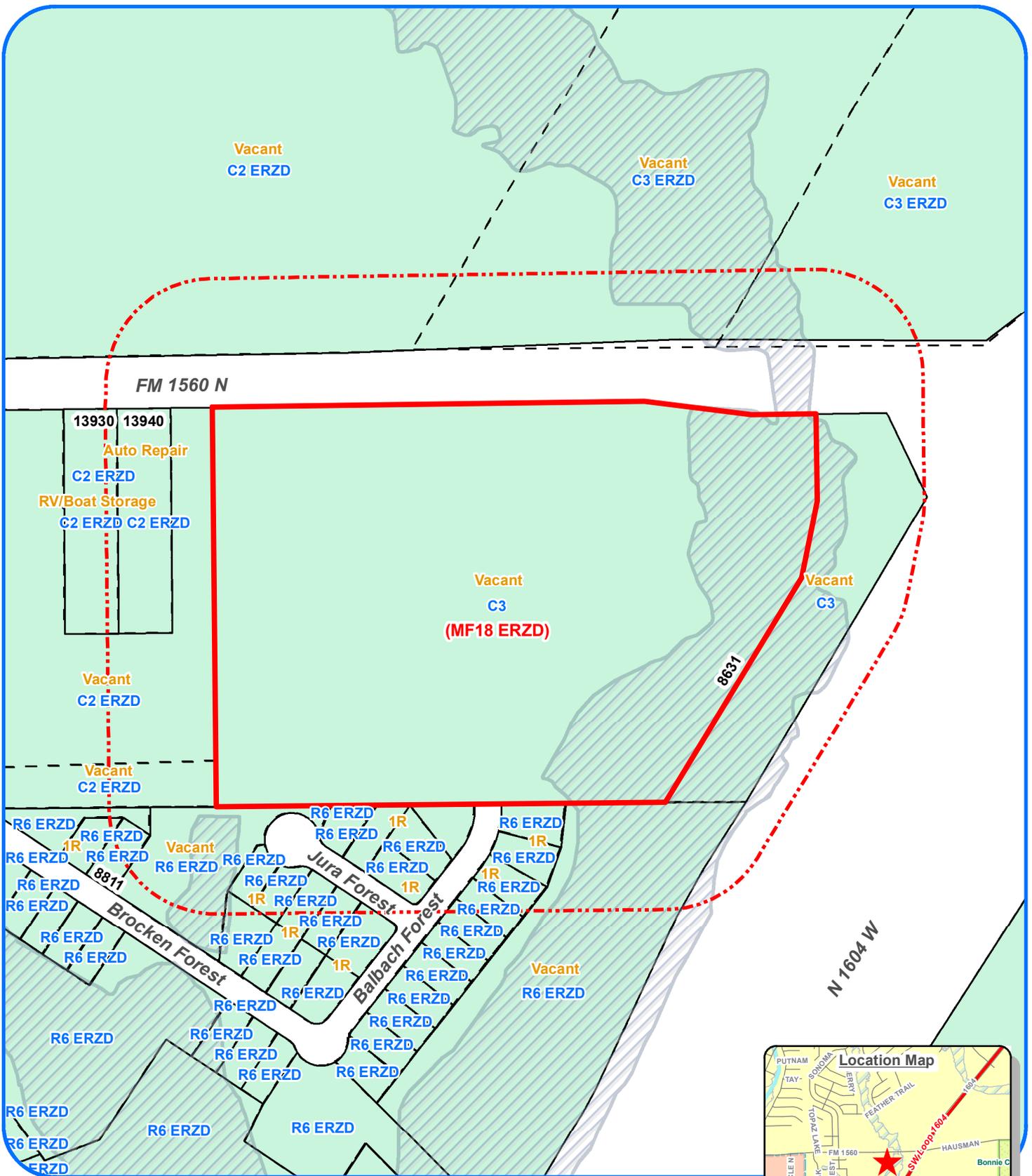
11. **ZONING CASE NUMBER Z2014219 (Council District 3):** A request for a change in zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “C-2 MC-2 AHOD” Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District on 1.875 acres out of NCB 10920 on a portion of the 9000 Block of South Presa Street.
12. **ZONING CASE NUMBER Z2014229 (Council District 5):** A request for a change in zoning from “C-2 HS RIO-4 AHOD” Historic Significant Commercial River Improvement Overlay-4 Airport Hazard Overlay District and “C-3 HS RIO-4 AHOD” Historic Significant General Commercial River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ HS RIO-4 AHOD” Historic Significant Infill Development Zone River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, “MF-25” Low Density Multi-Family District, and a Bar and/or Tavern Without Cover Charge 3 or More Days per Week on Lot 21, NCB A-14 on the 100 Block of Blue Star and a portion of the 1400 Block of South Alamo Street.
13. **ZONING CASE NUMBER Z2014231 (Council District 5):** A request for a change in zoning from “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District, “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District and “I-1 H AHOD” General Industrial Cattleman Square Historic Airport Hazard Overlay District to “D H HS AHOD” Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and “D H AHOD” Downtown Cattleman Square Historic Airport Hazard Overlay District on Lot 26, Block 84, NCB 265; 910 and 928 West Commerce Street and 605 Buena Vista Street.
14. **ZONING CASE NUMBER Z2014215 (Council District 7):** A request for a change in zoning from “RE AHOD” Residential Estate Airport Hazard Overlay District to “R-20 AHOD” Residential Single-Family Airport Hazard Overlay District on 1.645 acres out of Tract 7, Block K, NCB 14663; 6850 Oxford Trace.
15. **ZONING CASE NUMBER Z2014178 S (Council District 4):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 S AHOD” Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a HUD Code Manufactured Home on Lot 62, Block 4, NCB 15619 on a portion of the 5200 Block of Fedora Drive (also known as 5218 Fedora Drive).
16. **ZONING CASE NUMBER Z2014182 (Council District 3):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 116, NCB 9483; 2804 and 2812 Pleasanton Road.
17. **ZONING CASE NUMBER Z2014196 (Council District 1):** A request for a change in zoning from “RM-4 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “IDZ NCD-2 AHOD” Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District on 0.14 of an acre out of Lots 9 & 10, Block 23, NCB 1831 on a portion of 2919 North Flores Street.
18. **ZONING CASE NUMBER Z2014211 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 3, Block 239, NCB 8802; 1830 Santa Barbara Street.
19. **ZONING CASE NUMBER Z2014226 (Council District 3):** A request for a change in zoning from “RM-4” Residential Mixed District to “R-5” Residential Single-Family District on 9.064 acres out of NCB 10847 on portions of the 8800 - 8900 Blocks of Southeast Loop 410.

20. **ZONING CASE NUMBER Z2014228 (Council District 3):** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on 36.4 acres out of NCB 10879 on a portion of the 7800 Block of South New Braunfels Avenue.
21. **ZONING CASE NUMBER Z2014234 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 30, Block 7, NCB 1020; 606 Culebra Road.
22. **ZONING CASE NUMBER Z2014235 CD (Council District 1):** A request for a change in zoning from “R-6 NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “R-6 CD NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lots 21, 22 and 23, Block 15, NCB 6437; 537 West Summit Avenue.
23. **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.
24. **ZONING CASE NUMBER Z2014239 (Council District 9):** A request for a change in zoning from “O-2 AHOD MLOD-1” High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to “C-2 AHOD MLOD-1” Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on Lot 33 and the south 118.1 feet of Tract 2, NCB 17860; 14235 Blanco Road.
25. **ZONING CASE NUMBER Z2014241 CD (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View of Adjacent Property Owners And Public Roadways on Lots 9 and 10, Block 9, NCB 8297; 2836 Culebra Road.
26. **ZONING CASE NUMBER Z2014243 CD (Council District 1):** A request for a change in zoning from “R-6 UC-5 AHOD” Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to “R-6 CD UC-5 AHOD” Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 8, Block 1, NCB 6085; 215 East Magnolia Avenue.
27. **ZONING CASE NUMBER Z2014244 (Council District 1):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District, “MF-33 UC-5 AHOD” Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and “C-3 UC-5 AHOD” General Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre and “IDZ UC-5 AHOD” Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre on Lots 3, 4, 5, 6, & 14, Block 3, NCB 1726; 211, 215 & 219 East Courtland Place and 2003 & 2011 McCullough Avenue.
28. **ZONING CASE NUMBER Z2014245 CD (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-3 CD” General Commercial District with a Conditional Use for Warehousing on Lot 12, NCB 10613; 4531 Emil.

29. **ZONING CASE NUMBER Z2014246 (Council District 7):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District on 0.1607 of an acre out of Lots 409 and 410, NCB 11432; 208 Roanoke Avenue.
30. **ZONING CASE NUMBER Z2014247 CD (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 R-4 CD AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units on Lot 13 and the west 13.5 feet of Lot 14, Block 15, NCB 1837; 121 West Woodlawn Avenue.
31. **ZONING CASE NUMBER Z2014248 (Council District 10):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 1 and 6, Block 1, NCB 16617; 8916 Perrin Beitel and 4203 Center Gate Drive.
32. **ZONING CASE NUMBER Z2014249 (Council District 7):** A request for a change in zoning from “C-2 NCD-8 AHOD” Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District to “R-4 NCD-8 AHOD” Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District on Lot 13, NCB 6920; 1902 Cincinnati Avenue.
33. **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.
34. **Director’s Report** – Limited purpose annexation and full purpose annexation items.
35. **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.
36. **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-2014-170

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 250 Feet  
 Subject Property Legal Description(s): NCB 14867 - BLOCK 000 - LOT 17.626 acres out of P-14

Legend	
Subject Properties	(17.626 Acres)
200' Notification Area	(Dashed Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched Area)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (08/20/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014170 ERZD

Hearing Date: September 16, 2014

Property Owner: The Capital Foresight, Ltd. (by Netanel "Naty" Saidoff, General Partner)

Applicant: HPI Residential Services, LLC (by Jim Norman, President)

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

Location: A portion of the 8600 and 8700 Blocks of North Loop 1604 West

Legal Description: 17.626 acres out of NCB 14867

Total Acreage: 17.626

City Council District: 8

Case Manager: Trenton Robertson, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "C-3 ERZD" General Commercial Edwards Recharge Zone District

**Requested Zoning:** "MF-18 ERZD" Limited Density 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 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 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:** North Sector Plan-39

**Applicable Agencies:** San Antonio Water System

## **Property Details**

**Property History:** The subject property was annexed in three different parts. The northern portion (excluding the northwestern corner) was annexed in 1971, the southern portion was annexed in 1972 and the northwestern corner of the property was annexed in 1997, and all were originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Single-Family Residence District. In a 2007 case, the property was rezoned to "C-3" General Commercial District. The property is not platted and is currently undeveloped.

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

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

**Direction:** North and East  
**Current Base Zoning:** "C-3"  
**Current Land Uses:** Vacant

**Direction:** South  
**Current Base Zoning:** "R-6"  
**Current Land Uses:** Vacant and Single-Family Residences

**Direction:** West  
**Current Base Zoning:** "C-2"  
**Current Land Uses:** Vacant, Auto Repair and Vehicle Storage

**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:** Loop 1604 North  
**Existing Character:** Freeway 250'-500'; two lanes in each direction with no sidewalks  
**Proposed Changes:** None known

**Thoroughfare:** Balbach Forest and Jura Forest  
**Existing Character:** Local; one lane in each direction with sidewalks  
**Proposed Changes:** None known

**Thoroughfare:** FM 1560 North  
**Existing Character:** Secondary Arterial Type A 86'; two lanes in each direction with no sidewalks  
**Proposed Changes:** None known

**Public Transit:** VIA bus line 660 operates along Loop 1604 North access road, east of the subject property.

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

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

### **Multi-Family Dwellings**

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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

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

### **1. Consistency:**

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-18" base zoning district is consistent with the adopted land use designation.

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

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

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

Both the current and requested zoning districts are appropriate for the subject property. Current planning practices encourage more intense uses to be located along roads such as Loop 1604 North Access road and FM 1560 North. There are a variety of different base zoning districts adjacent to the subject property, ranging from "R-6" to "C-3". The surrounding properties are partially developed with single-family residences, auto repair and auto storage.

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

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

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

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

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

The subject property is 17.626 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

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

#### SAWS Summary:

The property is classified as a Category 2 property.

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

SAWS staff recommends a maximum impervious cover limits of 58% for the 17.626 acre area.

SAWS staff recommends approval.

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

DEVELOPMENT SERVICES  
RECEIVED

2014 AUG 27 PM 1:57

**SAN ANTONIO WATER SYSTEM  
Interdepartment 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 Z2014170 (Hausman & FM Loop 1604 Multi-family)

**Date:** August 13, 2014

**SUMMARY**

A request for a change in zoning has been made for an approximate 17.626-acre tract located on the city's northwest side. A change in zoning from **C-3 ERZD to MF-18 ERZD** is being requested by the applicant, Brown & Ortiz, P.C., by James Griffin. The change in zoning has been requested to allow for the development of a multi-family development. The property is classified as a Category 2.

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

**LOCATION**

The subject property is located in City Council District 8, near the intersection of Loop 1604 and Hausman Road. A total of 17.626 acres of the property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from C-3 ERZD to MF-18 ERZD (17.626 acres) and will allow for the development of a multi-family development. Currently the site is covered in native vegetation and undeveloped.

2. Surrounding Land Uses:

Hausman Road and undeveloped land is located to the north of the property. Loop 1604 is located to the east of the property. The Enclave at Hausman Subdivision is located to the west and south 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 June 3, 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 17.62 acres in area. The site was observed to be bounded on the north by Hausman Road with vacant property beyond; on the south by residential properties; on the east by Loop 1604, and on the west by undeveloped property. The subject site was observed to be covered in a moderate to thick soil cover with heavy native vegetation, and areas of moderately exposed bedrock. An unnamed tributary to French Creek was observed along the eastern edge of the property.

Little to moderate exposure of bedrock was observed throughout the subject site. The site was observed to be heavily vegetated. The majority of exposed bedrock was observed along the bottom of the observed unnamed tributary to French Creek. An apparent former water well was observed in the southern portion of the site. This water well appears to have been plugged.

The site appeared to slope slightly to the east. Stormwater occurring on the subject site would drain to the east toward an unnamed tributary to French 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:

### **Site Specific Concerns**

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

### **General Concerns**

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

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The impervious cover shall not exceed 58% on the site.
2. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The subject property is located within a highway to arterial intersection node.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.
5. The 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.

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

#### **General Recommendations**

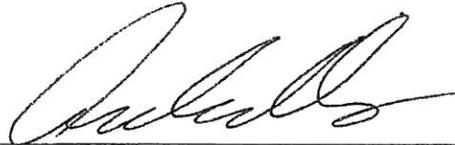
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses 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 the Resource Protection Division:
  - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
  - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
  - A. Below grade or subsurface basins shall not be allowed to be constructed on the site.
  - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the SAWS at (210) 233-3522 to schedule a site inspection.
  - C. After basin construction is complete and prior to the start of business, the owner will notify the Aquifer Protection and Evaluation Section at (210) 233-3522 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to the Aquifer Protection and Evaluation Section of SAWS.
  - D. If the basin fails to drain properly, the owner will notify the Construction Monitoring Section of the Resource Protection & Compliance Division at (210) 233-3564 prior to any discharge of water.
  - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection & Evaluation Section of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

7. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:



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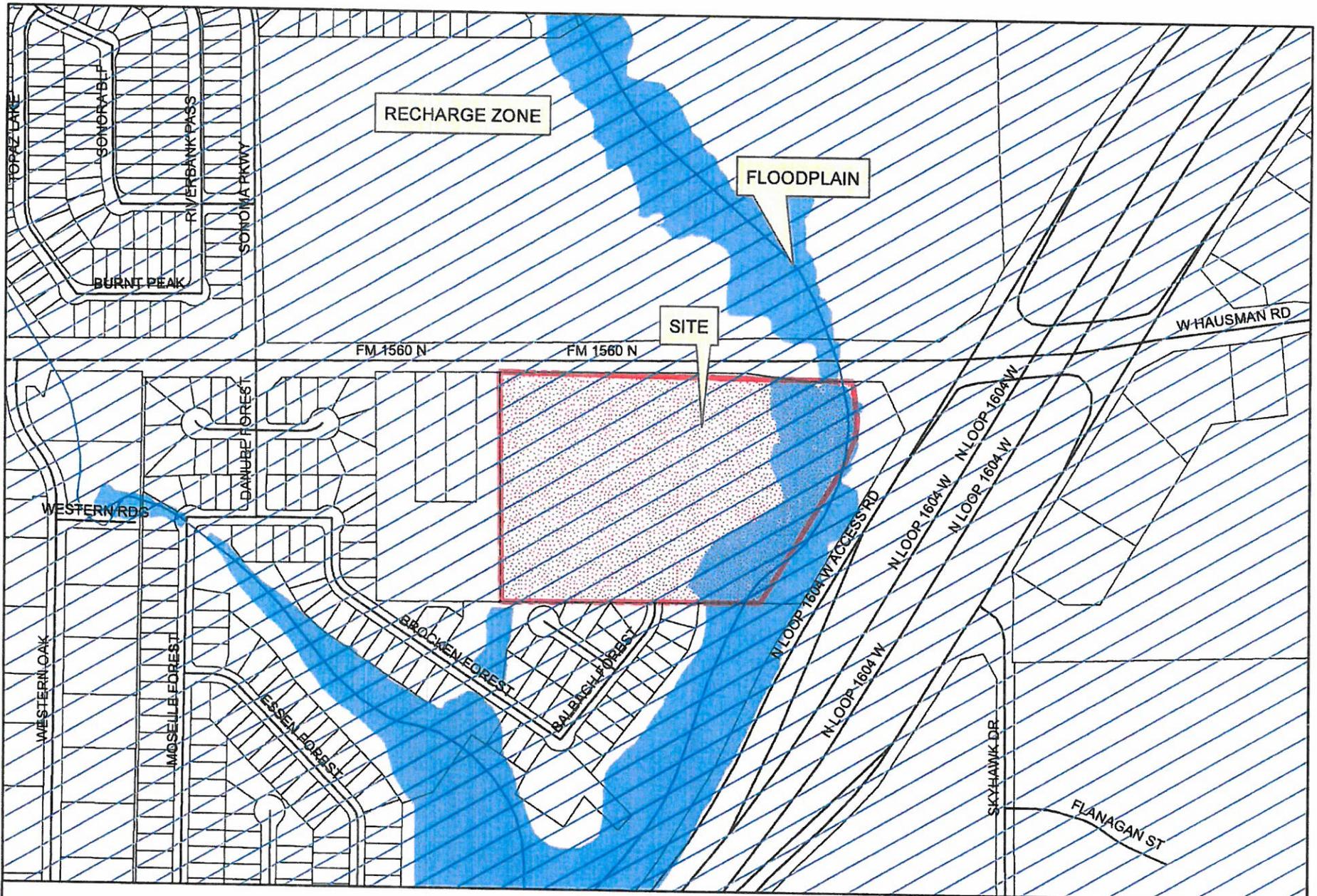
Andrew Wiatrek  
Manager  
Edwards Aquifer and Watershed Protection Division



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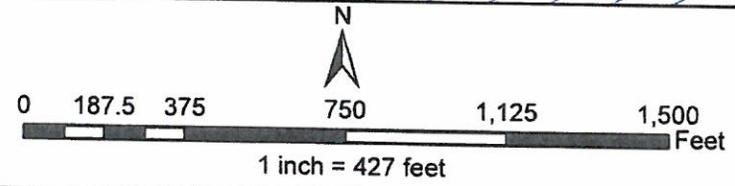
Scott R. Halty  
Director  
Resource Protection & Compliance Department

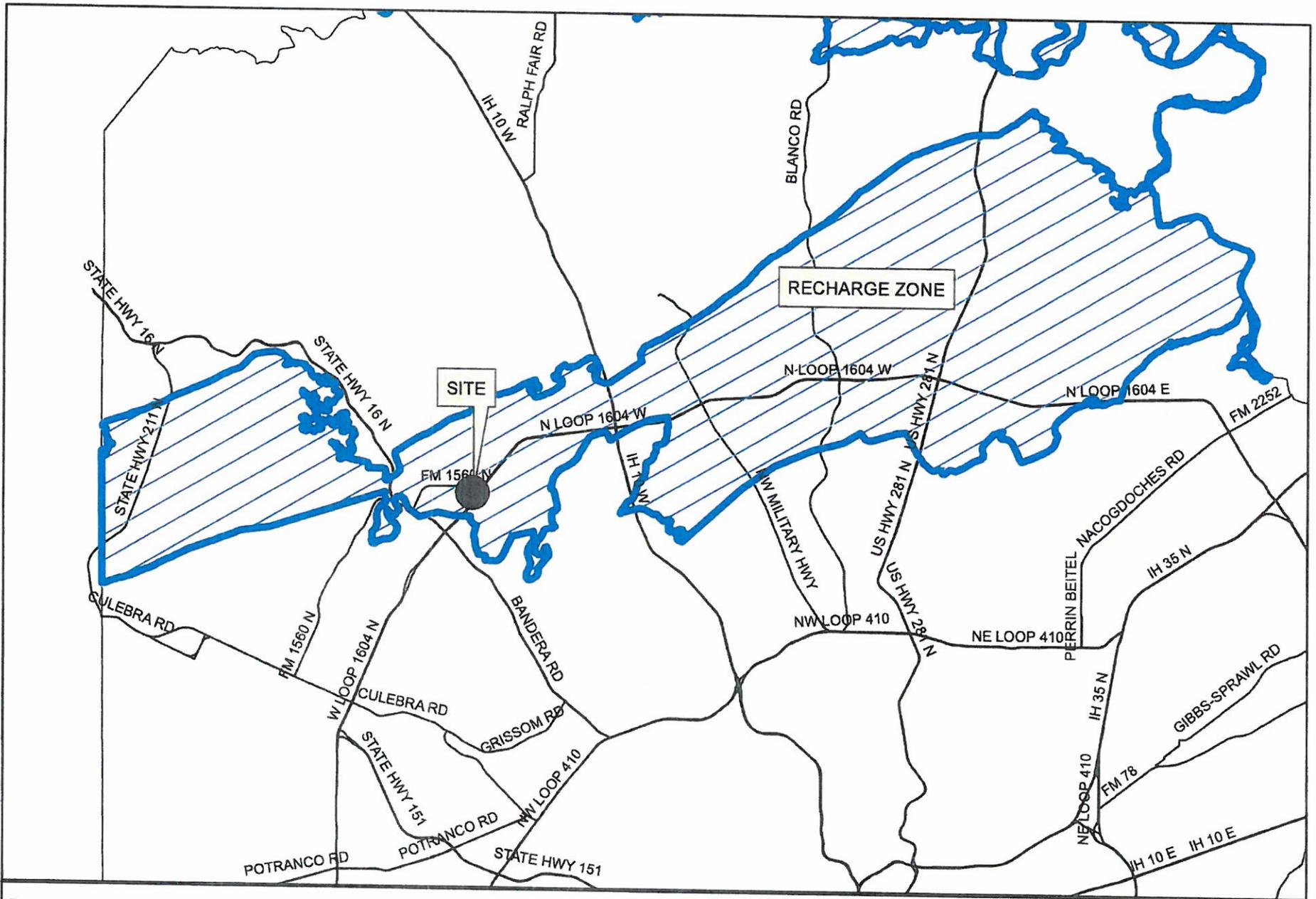
MJB:MAE



**ZONING CASE: HAUSMAN & FM 1604 MULTI-FAMILY (FIGURE 2)**  
**ZONING FILE: Z2014170**  
**MAP GRID: 513, B8**

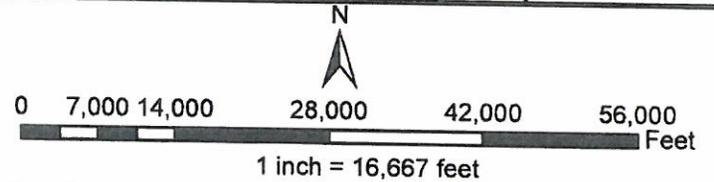
Map Prepared by Aquifer Protection & Evaluation MAE 5/30/2014

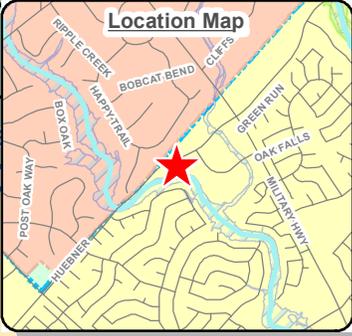
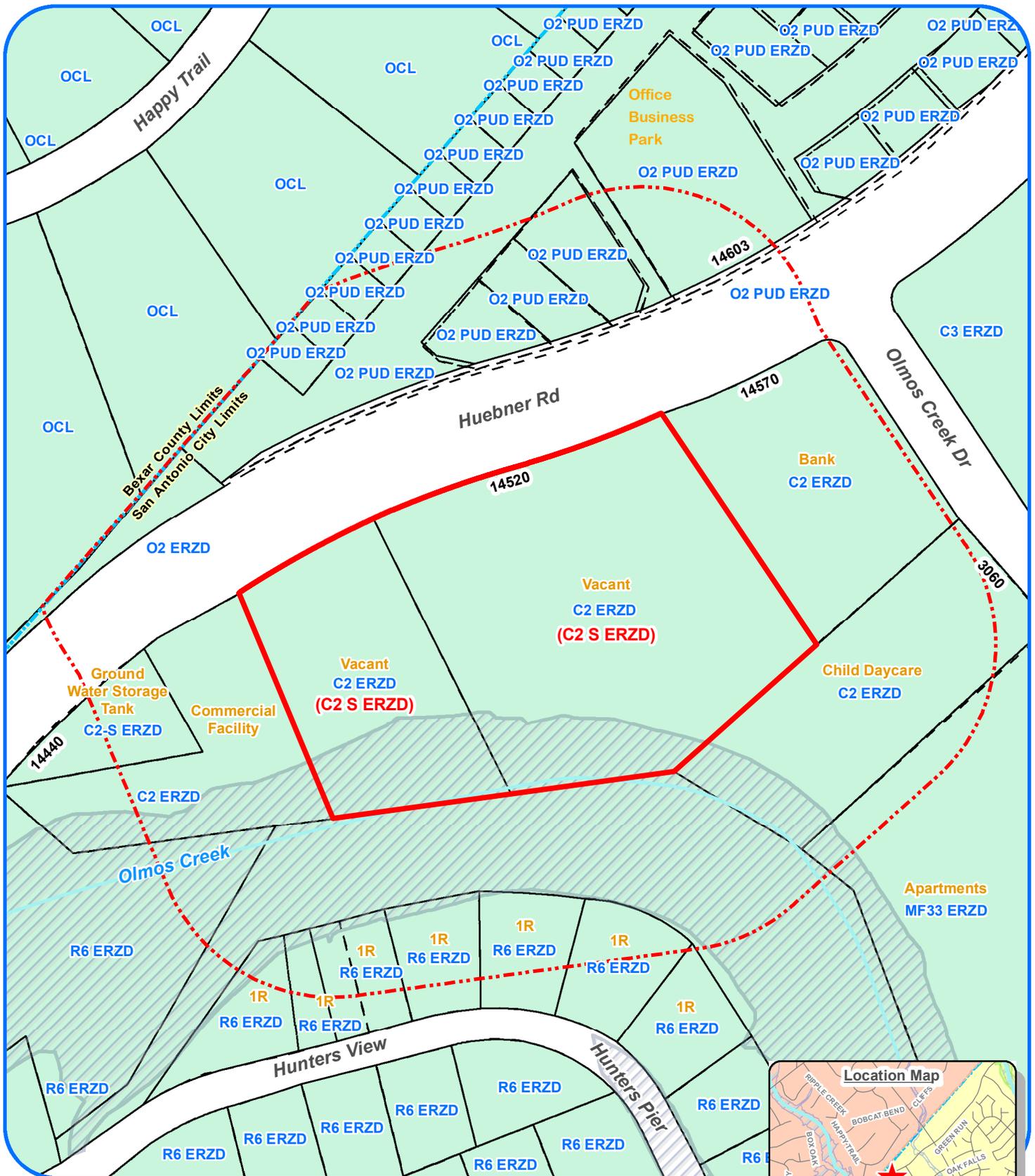




**ZONING CASE: HAUSMAN & FM 1604 MULTI-FAMILY (FIGURE 1)**  
**ZONING FILE: Z2014170**  
**MAP GRID: 513, B8**

Map Prepared by Aquifer Protection & Evaluation MAE 5/30/2014





## Zoning Case Notification Plan

### Case Z-2014-251 S ERZD

Council District: 8

School District: Northeast I.S.D.

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 17843 - BLOCK 003 - LOT 4.406 acres out of Lots 4 & 5

#### Legend

- Subject Properties ——— (4.406 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  
(08/25/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014251 S ERZD

Hearing Date: September 16, 2014

Property Owner: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Applicant: City of San Antonio

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

Location: A portion of 14440 Huebner Road

Legal Description: 4.406 acres out of Lots 4 & 5, Block 3, NCB 17843

Total Acreage: 4.406

City Council District: 8

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this case. The case is being expedited to City Council for consideration on September 18, 2014. The Zoning Commission recommended approval on December 17, 2013 (0.0689 acres).

### Proposed Zoning Change

**Current Zoning:** "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-2 S ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System

### 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 3, 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:** 26

**Registered Neighborhood Associations within 200 feet:** Hunters Creek North Neighborhood Association

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

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

## **Property Details**

**Property History:** The subject property is currently undeveloped. The property was annexed in 1985 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1986, the property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property is 4.406 acres out of two platted into their current configuration in January of 2000 (Volume 9546, Page 141 of the Bexar County Plat Records).

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Offices and Parking Lot

**Direction:** West

**Current Base Zoning:** "C2"

**Current Land Uses:** Cable Utility Service Building and Vacant Land

**Direction:** South

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

**Current Land Uses:** Drainage Easement and Single Family Dwellings

**Direction:** East

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

**Current Land Uses:** Bank and Day Care 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.

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

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

## **Transportation**

**Thoroughfare:** Huebner Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA line is the 97, which operates along Huebner Road.

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

**Parking Information:** Minimum Parking Requirement for a Wireless Communication System: 1 per service employee; Maximum Parking Allowance: N/A

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

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

### **1. Consistency:**

The property is located within the San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as Community Commercial which includes a range of uses from low to medium intensity commercial and office uses. The “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.

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

The uses permitted in the “C-2” zoning district are appropriate for the subject property. However, the zoning request will not change the base zoning district but allow for a wireless communication system subject to Section 35-385(d) which requires a Specific Use Authorization because the property is within the boundary of the Edwards Aquifer Recharge Zone (ERZD).

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

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

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

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

The request does not appear to conflict with any public policy objective. The request is consistent with the San Antonio International Airport Vicinity Neighborhood Plan.

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

The subject property is 4.406 acres in size, which accommodates the proposed development with adequate space for parking (see site plan).

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

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

#### **SAWS Summary:**

The property is classified as a Category 1 property.

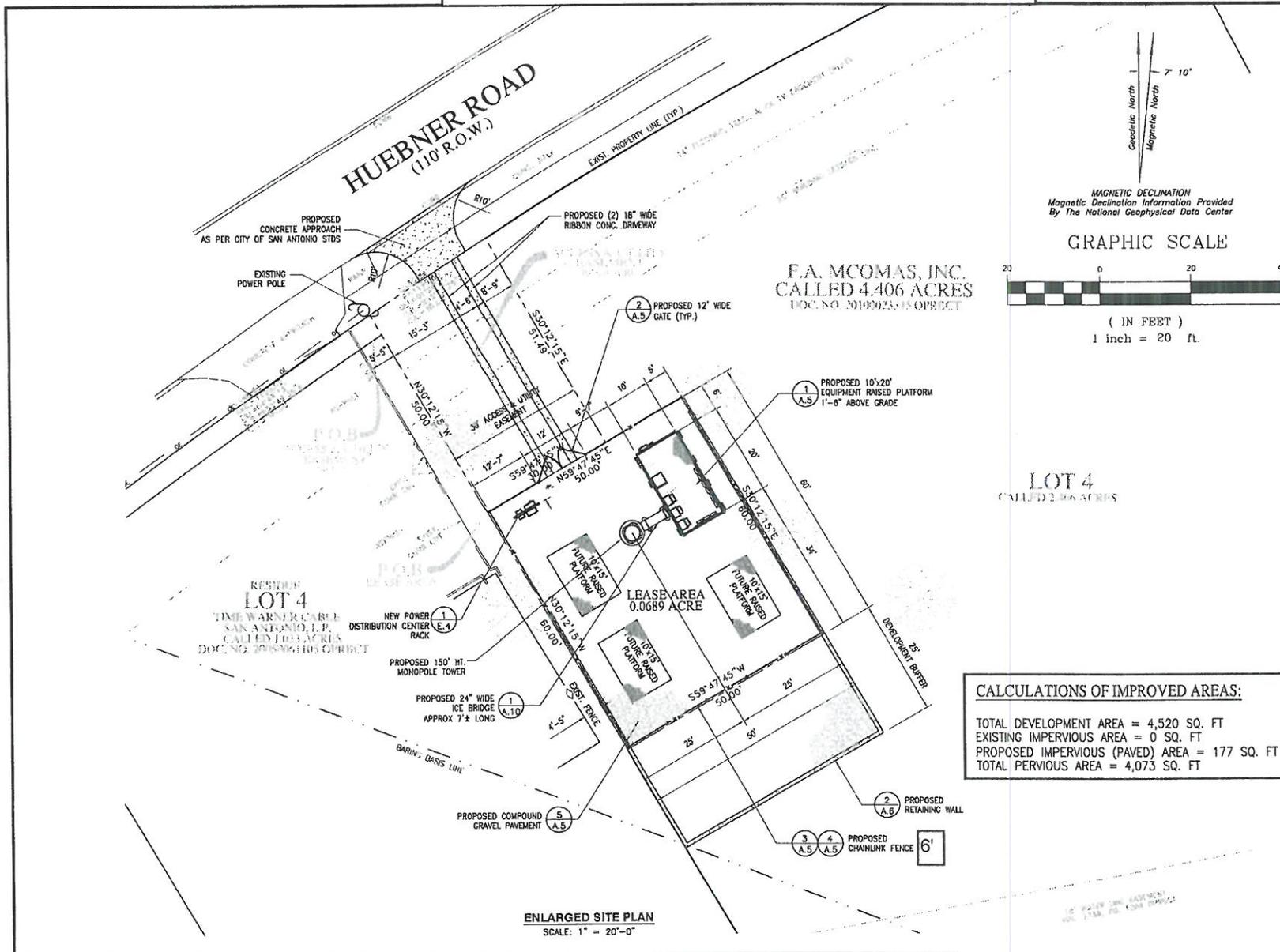
No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 15% for the 0.104 acre area.

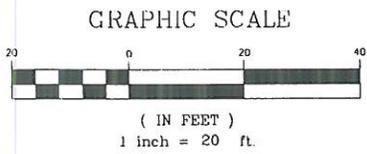
SAWS staff recommends approval.

Site Plan for Proposed Zoning Change from C-2 to C-2 S (Specific Use Permit for a Wireless Communication System

Z2014251 S ERZD



MAGNETIC DECLINATION  
Magnetic Declination Information Provided  
By The National Geophysical Data Center



LOT 4  
CALLED 2.406 ACRES

**CALCULATIONS OF IMPROVED AREAS:**  
TOTAL DEVELOPMENT AREA = 4,520 SQ. FT  
EXISTING IMPERVIOUS AREA = 0 SQ. FT  
PROPOSED IMPERVIOUS (PAVED) AREA = 177 SQ. FT  
TOTAL PERVIOUS AREA = 4,073 SQ. FT

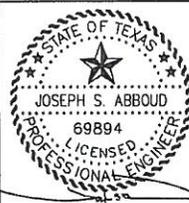


**INNOVATIVE ENGINEERING DESIGN**  
Mason Creek Industrial Park  
21732 Provincial Blvd, Suite 130  
Katy, Texas 77450  
Tel : (281) 398-7888  
Fax : (281) 398-7886  
TX PE FIRM REGISTRATION  
No. F-11281

REV/DATE	DESCRIPTION
09/28/12	ISSUE FOR PERMIT
10/18/12	REVISED AS PER CITY COMMENTS



**SKYWAY TOWERS**  
SKYWAY TOWERS  
20525 ANDERFIELD DRIVE, SUITE 102  
LAND O'LAKES, FL 34638  
TEL : (813) 960-6200



10/26/12

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

SITE NUMBER:	TX-09336
SITE NAME:	McCOMAS RAW LAND
SITE ADDRESS:	14520 HUEBNER RD. SAN ANTONIO, TX 78230
SHEET NUMBER:	A.2
SHEET TITLE:	ENLARGED SITE PLAN
DRAWN BY:	V.M.
CHECK BY:	JSA
ED PROJECT NUMBER:	

I, FA McComas, Inc., 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 the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

DEVELOPMENT SERVICES  
RECEIVED

2014 AUG 33 AM 7:23

**SAN ANTONIO WATER SYSTEM  
Interdepartmental Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Scott R. Halty, Director, Resource Protection and 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

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**Subject:** Zoning Case Z2014251 S Cell Phone Tower

**Date:** August 27, 2014

**SUMMARY**

A request for a change in zoning has been made for an approximate 4.406 acre tract located within the Olmos Creek Business Park on the city's north side. A change in zoning from **C-2 ERZD AHOD MLOD** to **C-2 S ERZD AHOD MLOD** is being requested by the City of San Antonio. The change in zoning has been requested to allow for a Wireless Communication System (Cell Tower). The property is classified as Category 1 property

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, at 12330 Huebner Road. The property lies entirely within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from a C-2 ERZD AHOD MLOD to C-2 S ERZD AHOD MLOD and will allow for the construction of a cell tower. Currently the site is covered in native vegetation and not developed.

2. Surrounding Land Uses:

The site is surrounded by vacant land to the south and east, to the west a small Time Warner Utility Service building and appurtenances and to the north an existing office complex across Huebner Road.

3. Water Pollution Abatement Plan:

The Skyway TX Cell Tower Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on May 28, 2013. The Plan submittal covers 0.104 acres and 8.76% impervious cover whose design is for cell tower.

4. Geologic Conditions:

The Edwards Aquifer and Watershed Protection Division of the San Antonio Water System conducted an evaluation, on February 8, 2013 of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Joan B. Falkenberg, P.G., was present during the site evaluation.

The site is covered by thick soil development, mature trees and brush and some outcropping of limestone bedrock. A geologic assessment is required as part of the WPAP process and any features will be noted on that report. No significant or sensitive recharge features were observed on-site. Stormwater falling on this site will drain southerly into Olmos Creek. According to the FEMA Flood Insurance Maps, the site is not located within a 100-year floodplain area.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Edwards Aquifer. This could not be confirmed due to coverage by native soil and vegetation.

The Cyclic and Marine Member of the Person Formation, within the Edwards Group, is characterized by extensive lateral porosity of both fabric and non-fabric makeup. This member is known as a water bearing member of the Edwards Aquifer, and is approximately 80 to 90 feet thick in full section.

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:

### **Site Specific Concerns**

1. The applicant is proposing an on-site generator for emergency back-up power.
- 

### **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.
3. The proper storage and use of batteries or propane should a generator be necessary.

## **ENVIRONMENTAL RECOMMENDATIONS**

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

### **Site Specific Recommendations**

1. The applicant agrees not to exceed 15% impervious cover for the 0.104 acre area.
2. If any backup generator or alternate power supply is installed within the subject site, the applicant or property owner will be required to utilize propane or natural gas as a fuel supply. Under no circumstances may a diesel or gasoline powered backup generator be installed within the subject site.
3. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at (210) 233-3546 upon discovery and plugging of such wells.

5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, 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 Edwards Aquifer and Watershed Protection Division of the San Antonio Water System.
2. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the 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.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Edwards Aquifer and Watershed Protection Division:
  - 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, if applicable 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 Edwards Aquifer and Watershed Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

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

APPROVED:



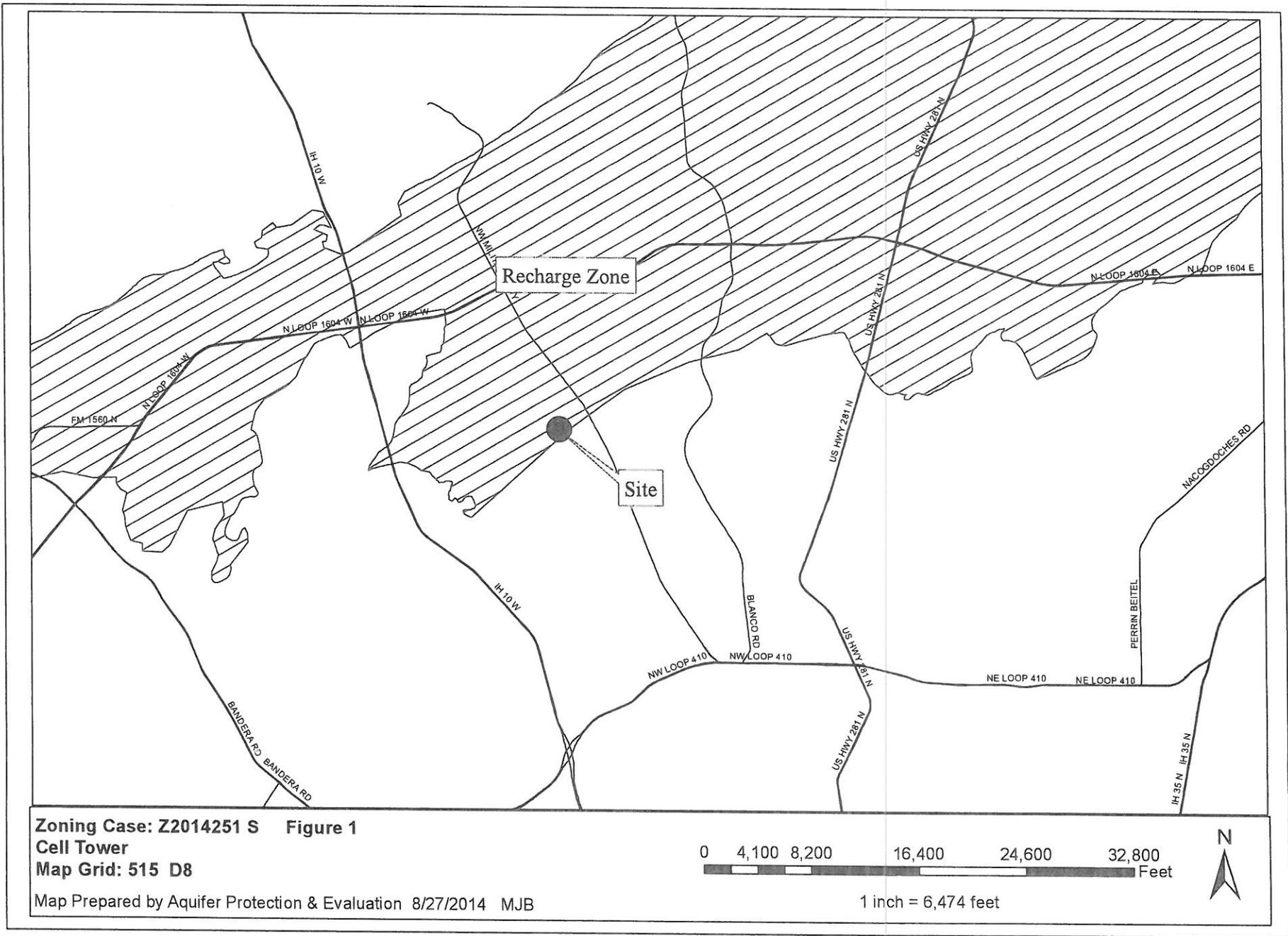
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Andrew Wiatrek, Manager  
Edwards Aquifer and Watershed Protection Division



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Scott R. Halty, Director  
Resource Protection & Compliance Department



Zoning Case: Z2014251 S Figure 1

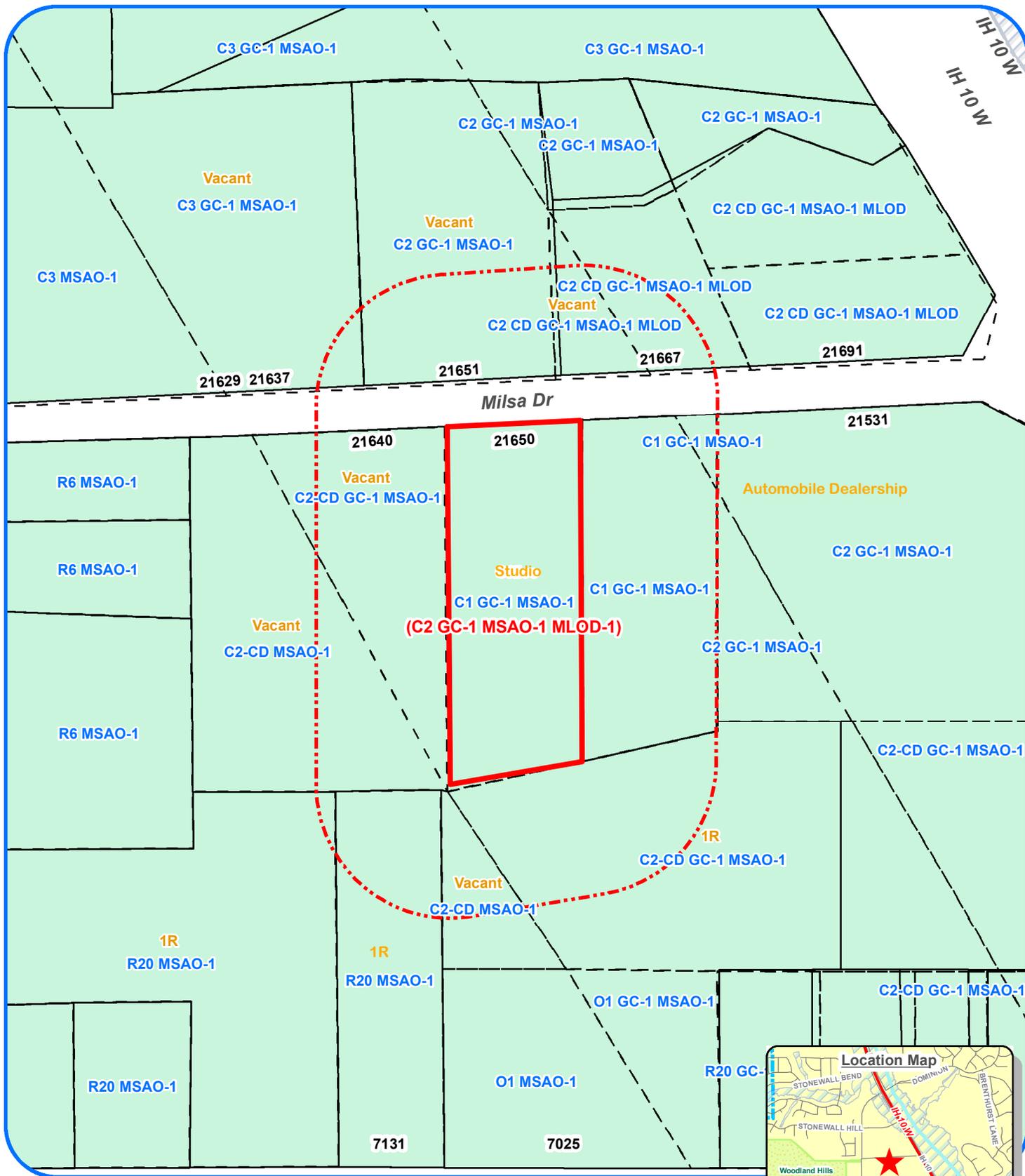
Cell Tower

Map Grid: 515 D8

Map Prepared by Aquifer Protection & Evaluation 8/27/2014 MJB

1 inch = 6,474 feet



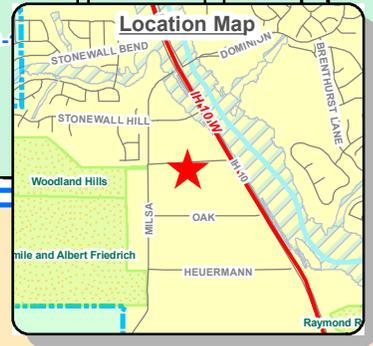


# Zoning Case Notification Plan

## 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: September 16, 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 second public hearing for this zoning request. The case was continued at the August 19, 2014 Zoning Commission public hearing

#### **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 September 12, 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). The zoning change request would bring the existing structure and lot configuration into compliance.

### **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”.

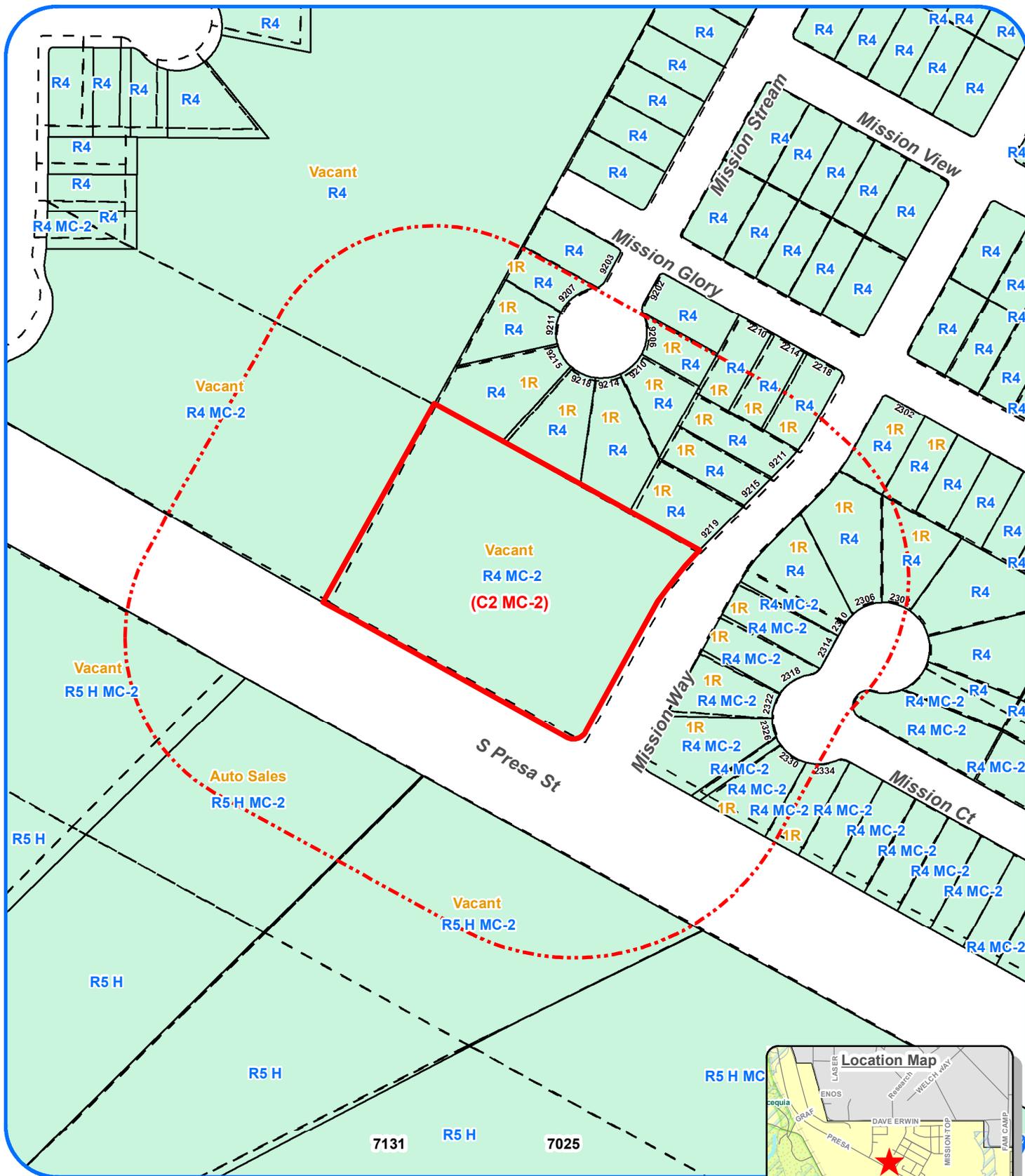
### **6. Size of Tract:**

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-2014-219

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 10920 - BLOCK 000 - LOT: 1.875 acres out of NCB 10920

- Legend**
- Subject Properties (1.875 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  
 (07/30/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014219

Hearing Date: September 16, 2014

Property Owner: HLH Developments, LP (by Harry Hausman, Manager, Hausman Management LLC, General Partner)

Applicant: Overland Properties, LLC (by Jacob W. Stauffer, Executive Vice President)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 9000 Block of South Presa Street

Legal Description: 1.875 acres out of NCB 10920

Total Acreage: 1.875

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

**Current Zoning:** "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

**Requested Zoning:** "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 30

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

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

**Applicable Agencies:** Aviation Department

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1980 case, the property was rezoned to “B-3” Business District directly abutting South Presa Street and “I-1” Light Industry District to on the northern portion of the subject property. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District and “I-1” General Industrial District. In a 2002 case, the property was rezoned to “MXD” Mixed Use District. In a 2003 case, the property was rezoned to “R-4” Residential Single-Family District. The property is not platted and is currently undeveloped.

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

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

**Direction:** North, West and East

**Current Base Zoning:** “R-4”

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

**Direction:** South

**Current Base Zoning:** “R-5”

**Current Land Uses:** Vacant and Auto Sales

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

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

## **Transportation**

**Thoroughfare:** South Presa Street

**Existing Character:** Secondary Arterial Type A 86'; one lane in each direction with no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Mission Way, Mission Stream and Mission Court

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is 36 which operates south of the subject property along South Presa 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 for commercial uses are typically determined by building size and use (application did not specify the use).

### **Retail Use (General)**

Minimum requirement: 1 space 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, pending plan amendment**

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

### **1. Consistency:**

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

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's location on South Presa Street, at the periphery of a residential neighborhood makes it appropriate for retail and service uses that draw their customer base from the nearby residents.

Where commercial zoning abuts single-family residences or zoning, landscape buffers and building setbacks will apply.

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

The current residential zoning district is not appropriate for the subject property. The subject property is located along an arterial road which generally accommodates commercial uses. Current planning principles encourage commercial development along arterial roads. The requested "C-2" base zoning district will act as a transition between the single-family residences to the northeast and the arterial thoroughfare.

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

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

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

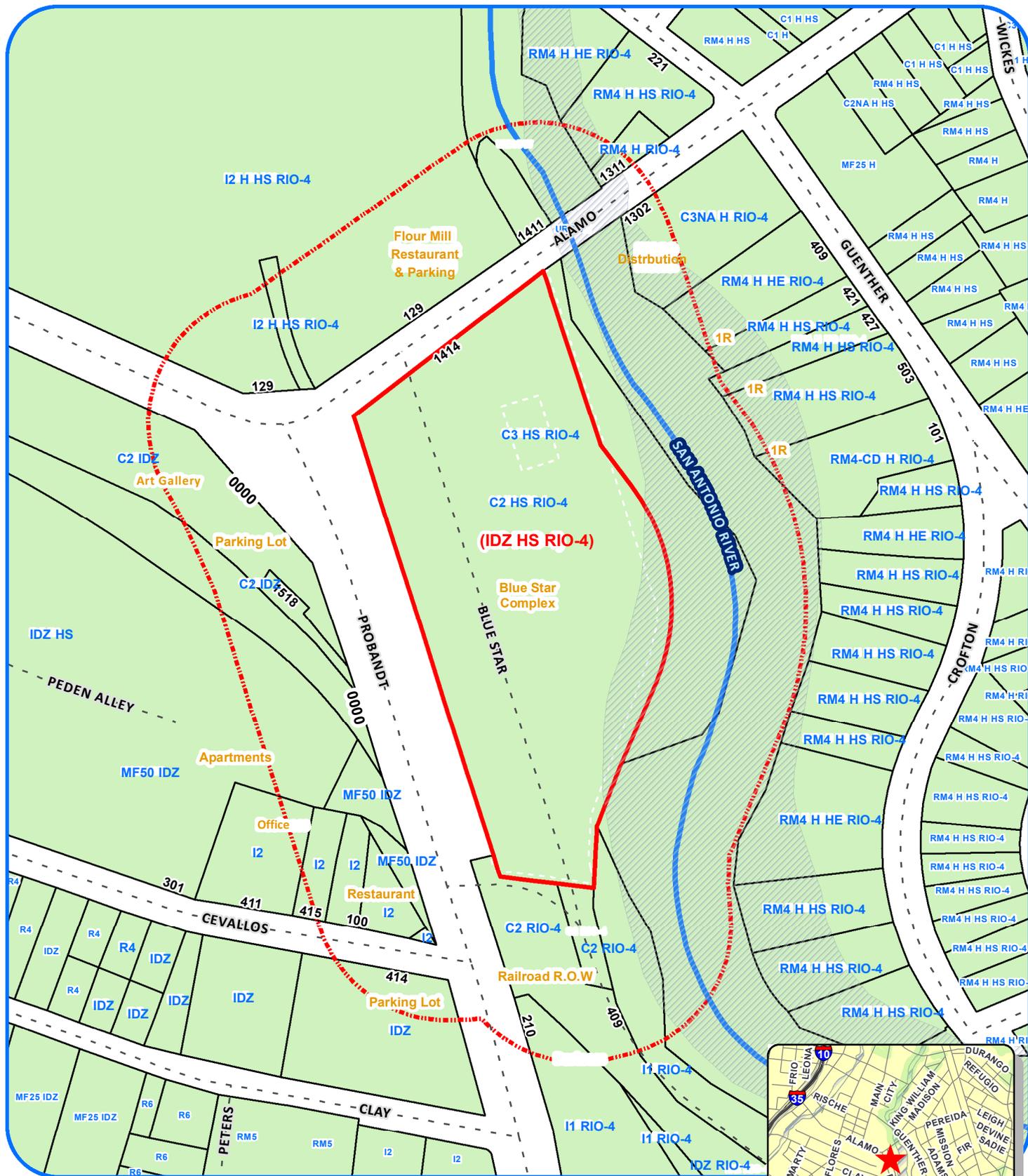
The request does not appear to conflict with any public policy objective.

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

The subject property is 1.875 acres in size, which should be able to reasonably accommodate the commercial uses permitted in the "C-2" district, along with required parking and landscaping.

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

In accordance with UDC Section 35-514(d)(2), the applicant has requested approval of additional fence height along the eastern-most boundary of the subject property. An 8-foot tall solid fence/wall is proposed.



## Zoning Case Notification Plan

### Case Z2014-229

Council District: 5

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB A-14 BLK Lot 21

#### Legend

- Subject Properties ——— (5.861 Ac.)
- 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 - J.Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014229

Hearing Date: September 16, 2014

Property Owner: Berlee Lumber Company (by James G. Lifshutz)

Applicant: James G. Lifshutz

Representative: Chevin Hutchison

Location: The 100 Block of Blue Star and a portion of the 1400 Block of South Alamo Street

Legal Description: Lot 21, NCB A-14

Total Acreage: 5.861

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 2, 2014 Zoning Commission public hearing.

### Proposed Zoning Change

**Current Zoning:** "C-2 HS RIO-4 AHOD" Historic Significant Commercial River Improvement Overlay-4 Airport Hazard Overlay District and "C-3 HS RIO-4 AHOD" Historic Significant General Commercial River Improvement Overlay-4 Airport Hazard Overlay District

**Requested Zoning:** "IDZ HS RIO-4 AHOD" Historic Significant Infill Development Zone River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-25" Low Density Multi-Family District, and a Bar and/or Tavern Without Cover Charge 3 or More Days per Week

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 15, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 20, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on 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:** King William Association and Lone Star Neighborhood Association are both located within 200 feet.

**Planning Team:** Lone Star Community Plan (No Planning Team)

**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 "L" First Manufacturing District. In a 1991 case, the property was rezoned to "B-2" Business District. In a 1995 case, a portion of the subject property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District and "C-3" General Commercial District, respectively. The subject property was platted into its current configuration in 1993 (volume 9526, page 141 of the Deed and Plat Records of Bexar County, Texas). The property is developed with various structures being utilized for both commercial and residential uses, measuring 110,213 square-feet. The structures were built in various stages starting in 1920 and finishing in 2005.

**Topography:** The property does not include significant slope, but the eastern edge of the subject property is within 100-year flood plain.

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

**Direction:** North

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

**Current Land Uses:** Flour Mill

**Direction:** West

**Current Base Zoning:** "C-2 IDZ", "MF-50 IDZ", and "I-2"

**Current Land Uses:** Art Gallery and Apartments, and Restaurants

**Direction:** South

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

**Current Land Uses:** Railroad Right-of-Way and Parking

**Direction:** East

**Current Base Zoning:** "C-3NA" and "RM-4"

**Current Land Uses:** Distribution Center and Single-Family Residences

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

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 Alamo Street

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

**Proposed Changes:** The South Alamo Street project will improve the street condition and drainage facilities along South Alamo Street from Probandt Street to Pereida Street. The improvements will alleviate drainage issues along this corridor, improve roadway conditions, and provide enhanced pedestrian facilities. The City of San Antonio's Transportation & Capital Improvements Department is working in partnership with Bexar County and San Antonio River Authority (SARA).

**Thoroughfare:** Probandt Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 46 and 246 operate along Probandt Street, west of the subject property.

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

**Parking Information:** The Blue Star Complex is an existing mixed-use development that includes many different retail, service, and residential uses. Staff cannot calculate the typical parking requirement for the development. Infill Development Zone waives off-street parking requirements.

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

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

### **1. Consistency:**

The property is located within the Lone Star Community Plan, and is currently designated as “High Density Mixed Use” in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

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

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

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

Both the current and requested zoning is suitable for the subject property. However, staff finds the requested zoning appropriate for the subject property as it conforms to the future land use plan of both High Density Mixed Use and Residential. The property is already developed as a mixed-use development. By rezoning this property to “IDZ”, it will not change the uses currently permitted by right, however, it will allow additional flexibility to where the uses can be located and will waive certain development standards such as the off-street parking requirement.

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

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

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

The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

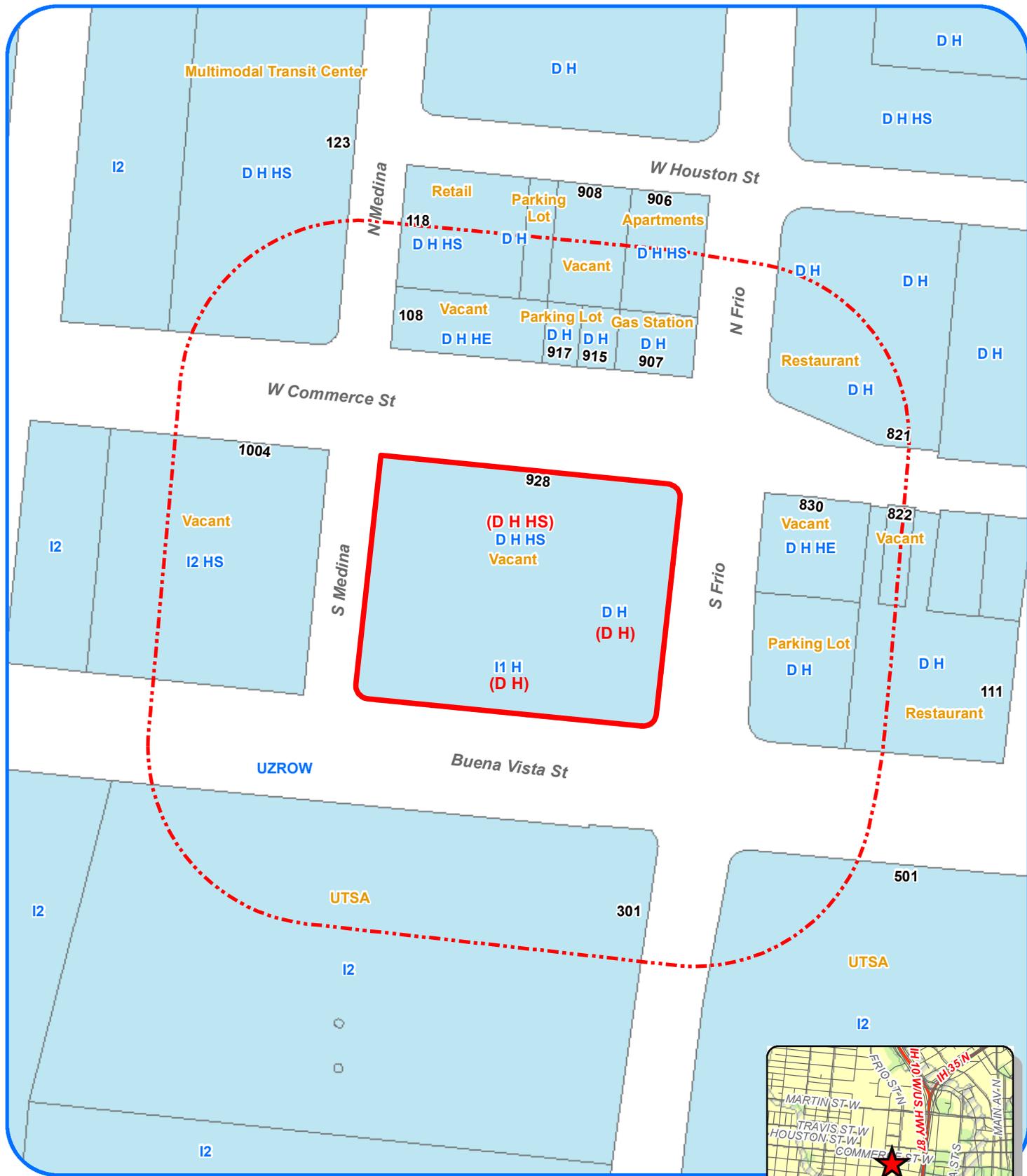
### **6. Size of Tract:**

The subject property is 5.861 acres in size, which already accommodates the existing mixed-use development as shown on the “IDZ” site plan.

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

This proposal is consistent with the emerging development pattern along South Alamo Street and Probandt Street which has several “IDZ” properties with a mix of commercial and residential uses.





# Zoning Case Notification Plan

## Case Z2014-231

Council District: 5  
 School District: SAISD  
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 265 BLK 26 LOT 26 COMMERCE ST PROJECT

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

### Legend

- Subject Properties ——— (2.1174 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  
 (8/19/2014 - S. Murphy)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014231

Hearing Date: September 16, 2014

Property Owner: Bexar County Board of Trustees for Mental Health Mental Retardation Services (by Leon Evans, President/CEO)

Applicant: Bexar County Board of Trustees for Mental Health Mental Retardation Services (by Leon Evans, President/CEO)

Representative: Kaufman & Killen, Inc.

Location: 910 and 928 West Commerce Street and 605 Buena Vista Street

Legal Description: Lot 26, Block 84, NCB 265

Total Acreage: 2.1174

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 2, 2014 Zoning Commission public hearing.

### Proposed Zoning Change

**Current Zoning:** "D H HS AHOD" Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District, "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District and "I-1 H AHOD" General Industrial Cattleman Square Historic Airport Hazard Overlay District

**Requested Zoning:** "D H HS AHOD" Historic Significant Downtown Cattleman Square Historic Airport Hazard Overlay District and "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 15, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 20, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 12, 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:** None

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

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

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned under the 1938 Code. In a 1979 City-initiated large-area case, the property was rezoned to “B-4” Central Business District and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “D” Downtown District and “I-1” General Industrial District, respectively. The subject property was platted into its current configuration in 2013 (volume 9658, page 200 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with various commercial structures, measuring 20,160 square-feet. The structures were built in stages spanning from 1917 to 2000.

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

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

**Direction:** North and East

**Current Base Zoning:** “D”

**Current Land Uses:** Parking Lot, Retail, Multi-Family Residences, Gas Station, Vacant, Transit Center and Restaurant

**Direction:** South and West

**Current Base Zoning:** “I-2”

**Current Land Uses:** Vacant and School

**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 Cattleman Square Historic District, which was adopted in 1985. 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.

The subject property and a number of surrounding properties carry the “HE” Historic Exceptional or “HS” Historic Significant landmark designations, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

## **Transportation**

**Thoroughfare:** West Commerce Street

**Existing Character:** Primary Arterial Type B 70'-120' Couplet; two lanes heading west with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** South Frio Street

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

**Proposed Changes:** None known

**Thoroughfare:** South Medina

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

**Proposed Changes:** None known

**Thoroughfare:** Buena Vista Street

**Existing Character:** Secondary Arterial Type B 70'-120' Couplet; two lanes heading east with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 20, 68, 79, 93, 277 operate along West Commerce Street, north of the subject property and South Frio Street, east of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. "D" Downtown Zoning District is exempt from the TIA requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application does not refer to a specific use. However, the "D" Downtown District is exempt from the off-street parking facilities provisions.

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

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

### **1. Consistency:**

The property is located within the Downtown Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested "D" base zoning district is consistent with the adopted land use designation.

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

Staff finds no adverse impacts on neighboring lands. The requested Downtown District is consistent with the surrounding area and will contribute to the revitalization of the neighborhood.

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

The majority of the subject property is well suited for the existing zoning. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts. However, the southern portion of the subject property General Industrial District is not suitably zoned. The area is emerging as a mixed-use corridor to better serve the downtown area. The proposed Downtown District zoning is consistent with the area and will continue to encourage the revitalization of this corridor.

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

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

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

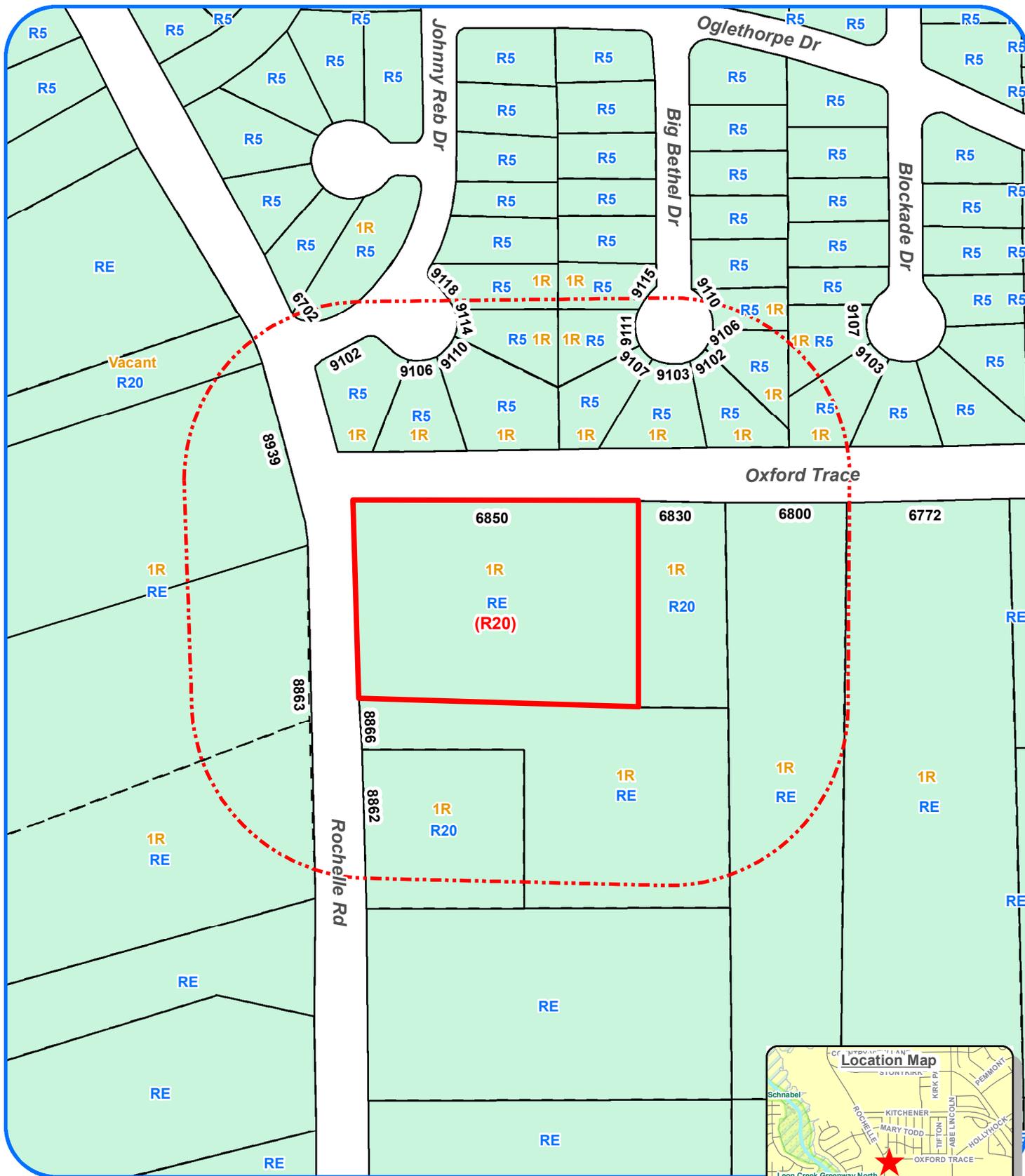
The request does not appear to conflict with any public policy objective.

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

The subject property is 2.1174 acres, which should be able to reasonably accommodate the uses permitted in the "D" district.

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

The rezoning request does not include any changes to the existing Historic District or the current boundaries of the Historic Significant designation on the subject property.



# Zoning Case Notification Plan

## Case Z-2014-215

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

Legend	
Subject Properties	(1.645 Acres)
200' Notification Area	(Red dashed line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Blue hatched box)
Single Family Residential	1R



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

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014215

Hearing Date: September 16, 2014

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

Applicant: Daniel Termure

Representative: Daniel Termure

Location: 6850 Oxford Trace

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

Total Acreage: 1.645

City Council District: 7

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case; the case was continued at the September 2, 2014 Zoning Commission public hearing.

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### **Proposed Zoning Change**

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

**Requested Zoning:** "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 15, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 20, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

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

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

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

**Applicable Agencies:** None

## **Property Details**

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

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

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

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

**Direction:** North

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

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

**Direction:** South, East and West

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

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

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

## **Transportation**

**Thoroughfare:** Oxford Trace

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

**Proposed Changes:** None known

**Thoroughfare:** Rochelle Road

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

**Proposed Changes:** None known

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

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

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

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

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

### **1. Consistency:**

The subject property is located within the Huebner/Leon Creeks Community Plan, and is designated as “Low Density Residential Estate” in the future land use component of the plan. The applicant has requested a plan amendment for a “Low Density Residential” land use classification for the property. Staff recommends approval of the plan amendment request. Planning Commission continued the plan amendment request to their October 8, 2014 public hearing; therefore, in accordance with Section 35-421 (d) (1) of the UDC, Zoning Commission consideration of the zoning change request needs to be continued to a later date.

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

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

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

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

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

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

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

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

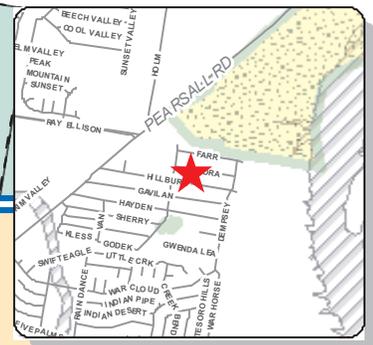
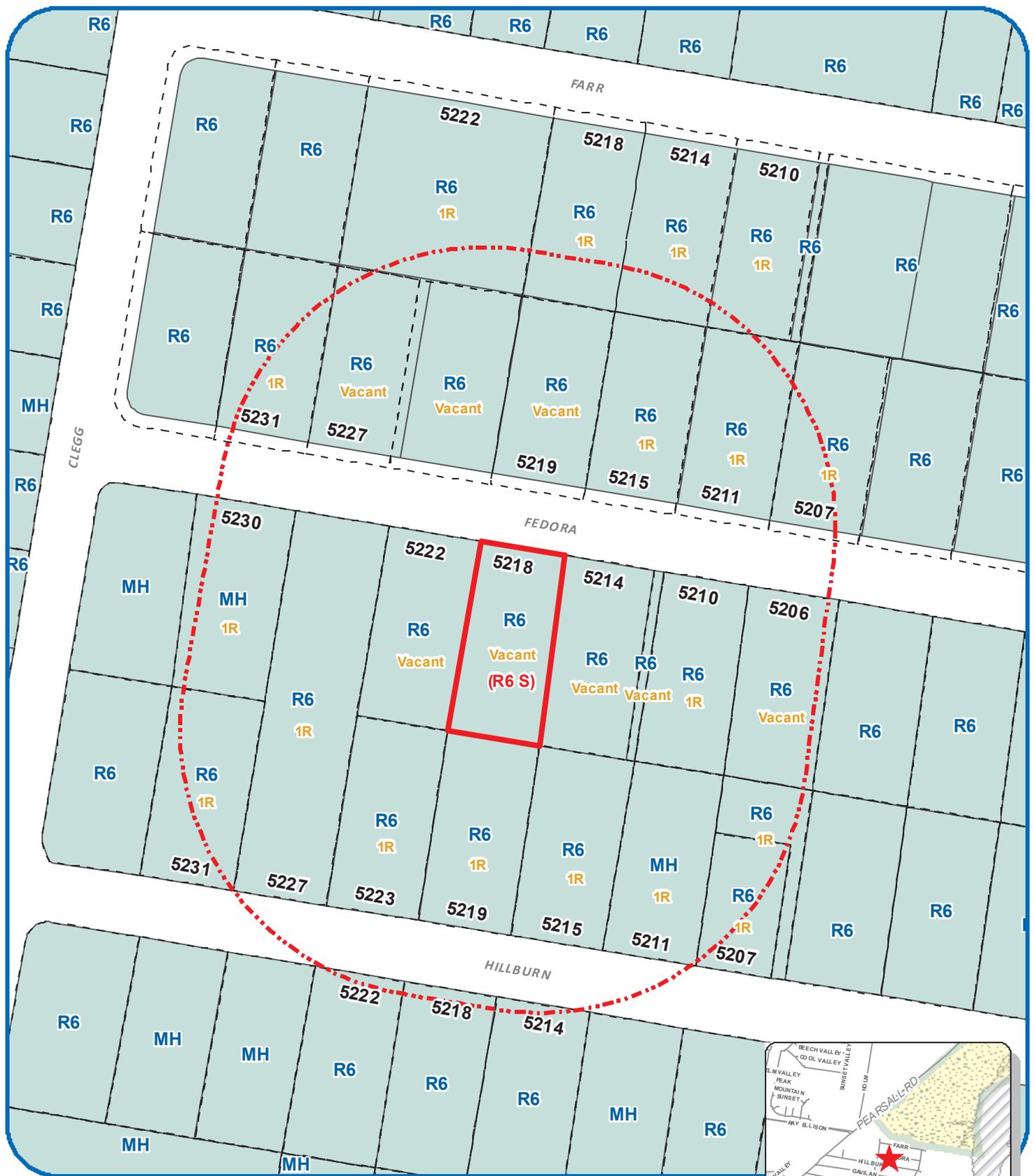
Should the plan amendment request be approved, the zoning change request does not appear to conflict with any public policy objective.

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

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

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

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



## Zoning Case Notification Plan

### Case Z2014-178'G

Council District: 4  
 School District: Southwest I.S.D.  
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 15619 - BLOCK 004 - LOT 62

#### Legend

- Subject Properties (0.2169 Ac)
- 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  
 (7/28/2014 - K. Egan)

**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 #: Z2014178 S

Hearing Date: September 16, 2014

Property Owner: Octavio Sandoval

Applicant: Armando Sandoval

Representative: Armando Sandoval

Location: A portion of the 5200 Block of Fedora Drive (also known as 5218 Fedora Drive)

Legal Description: Lot 62, Block 4, NCB 15619

Total Acreage: 0.2169

City Council District: 4

Case Manager: Brenda V. Martinez, Planner

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

---

### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 3, 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:** 28

**Registered Neighborhood Associations within 200 feet:** Southwest Community Association

**Planning Team:** United Southwest Communities Plan - 29

**Applicable Agencies:** Lackland Air Force Base

## **Property Details**

**Property History:** The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

**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:** All directions

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

**Current Land Uses:** Single-Family Residences (including manufactured homes)

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

## **Transportation**

**Thoroughfare:** Fedora

**Existing Character:** None known

**Proposed Changes:** Local Street; 1 lane in each direction

**Thoroughfare:** Clegg

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 614 line, which operates along Old Pearsall Road.

**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:** HUD Code Manufactured Homes are required to provide one parking space per unit.

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

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

### **1. Consistency:**

The subject property is located within the United Southwest Communities Plan area, and is identified as Low Density Residential in the Future Land Use component of the Plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

According to the United Southwest Communities Plan, a manufactured home on an individual lot is considered a low density residential use.

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

The subject property is located in a residential area that contains single-family residences including both conventional homes and manufactured homes. There are existing manufactured homes located along Fedora on the same block as the subject property. A manufactured home trend has been established for the area. Based on the existing conditions and uses of the area, the proposed specific use authorization for a manufactured home will not have any adverse impact on the neighboring lands.

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

The current residential zoning and proposed manufactured home zoning are both appropriate for the area. 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.

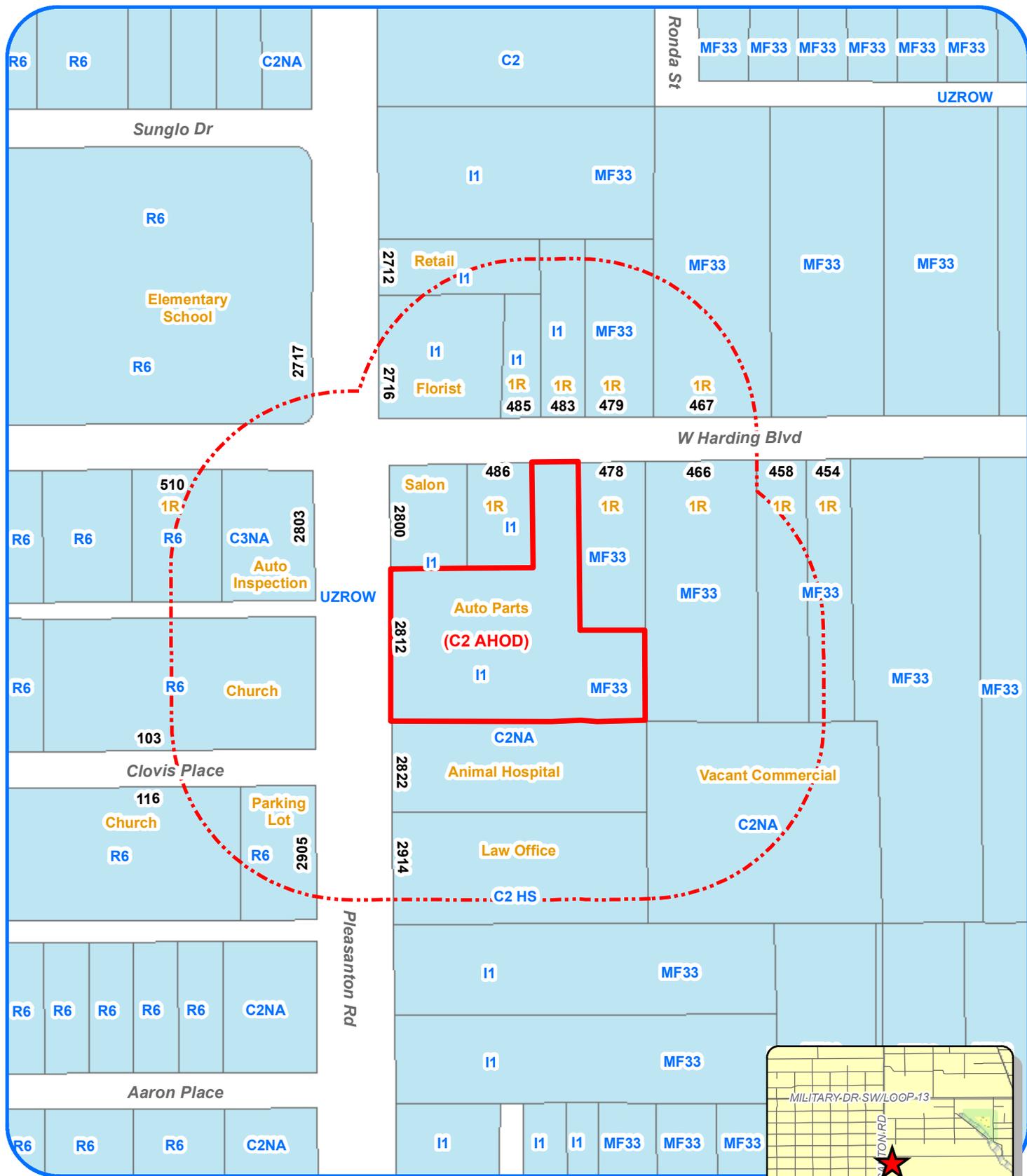
### **6. Size of Tract:**

The subject property is 0.2169 of an acre in size, which is adequate to accommodate a manufactured home.

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

The subject property will have to comply with the manufactured homes design and installation criteria outlined in Section 35-355(c) of the Unified Development Code.





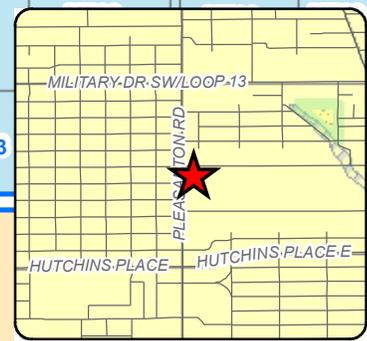
## Zoning Case Notification Plan

### Case Z2014-182

Council District: 3  
 School District: Harlandale ISD  
 Scale: 1" approx. = 150 Feet

#### Legend

- Subject Properties ——— (1.025 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  
 (6/13/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 9483 BLK LOT 116 HI-LO ADDITION UT-5

**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 #: Z2014182

Hearing Date: September 16, 2014

Property Owner: Carpar Property II, LLC (by Jack Genende) and Edsel Remainder II, LLC (by Barbara E. Briamonte)

Applicant: Stephen Bent

Representative: Stephen Bent

Location: 2804 and 2812 Pleasanton Road

Legal Description: Lot 116, NCB 9483

Total Acreage: 1.025

City Council District: 3

Case Manager: Trenton Robertson, Planner

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

#### **Proposed Zoning Change**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Harlandale Park Neighborhood Association

**Planning Team:** None

**Applicable Agencies:** Aviation (Stinson Airport)

## **Property Details**

**Property History:** The subject property was annexed in 1947 and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1" General Industrial District. The property was platted into its current configuration in 1999 (volume 9544, page 134 of the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a commercial structure measuring 6,800 square feet in size that was built in 2000.

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

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

**Direction:** North

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

**Current Land Uses:** Florist, Retail and Single-Family Residence

**Direction:** South

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

**Current Land Uses:** Animal Hospital, Professional Office and Vacant

**Direction:** East

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

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

**Direction:** West

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

**Current Land Uses:** Church, Auto Inspection, Elementary School, Parking Lot and Single-Family Residences

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

## **Transportation**

**Thoroughfare:** West Harding Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** Pleasanton Road

**Existing Character:** Secondary Arterial Type A 86'; two lanes in each direction with 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: Auto Parts Retail

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

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

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

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

### **1. Consistency:**

The subject property is not located within an adopted land use plan area; therefore, a finding of consistency is not required. There are a variety of different base zoning districts adjacent to the subject property, ranging from “R-6” to “I-1”; the requested “C-2” Commercial District is consistent with the established zoning pattern along the arterial road.

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

Staff has found no evidence of likely adverse impacts on neighboring properties. The existing use has been in place for many years, providing services to the immediate neighborhood and surrounding community.

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

The existing “I-1” district is not appropriate for the 1.025-acre subject property or surrounding neighborhood. Although adjacent properties have the identical zoning, the existing uses are commercial and single-family residences. The existing auto parts retail store use was permitted by-right prior to the adoption of the 2001 UDC. Approval of the requested zoning change will bring the existing use into compliance with the current zoning code and will allow future reconstruction and expansion, if needed.

### **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 1.025 of an acre in size, which reasonably accommodates the existing auto parts retail store.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-196

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 80 Feet  
 Subject Property Legal Description(s): NCB 01831 - BLOCK 023 - LOT N 62.5 ft out of Lot 9 & 10

**Legend**

- Subject Properties (0.140 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 #: Z2014196  
Hearing Date: September 16, 2014  
Property Owner: Peggy Howe & Paul Sartory  
Applicant: Peggy Howe & Paul Sartory  
Representative: Peggy Howe & Paul Sartory  
Location: A portion of 2919 North Flores Street  
Legal Description: 0.14 of an acre out of Lots 9 & 10, Block 23, NCB 1831  
Total Acreage: 0.14  
City Council District: 1  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "RM-4 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed 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:** 37

**Registered Neighborhood Associations within 200 feet:** Alta Vista Neighborhood Association

**Planning Team:** Midtown Neighborhoods Plan – 11

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938. In a 1996 zoning case, the property was rezoned to “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “RM-4” Residential Mixed District. The existing residential structure was built in 1935 and has been continuously used for residential uses.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East and West

**Current Base Zoning:** “R-6” and “RM-4”

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

**Direction:** South

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

**Current Land Uses:** Single-family residences and an office

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

## **Transportation**

**Thoroughfare:** North Flores Street

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

**Proposed Changes:** None known

**Thoroughfare:** West Magnolia Avenue

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 90 operates along West Woodlawn Avenue.

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

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

Dwelling – 1 Family – Minimum Requirement: 1 per unit; Maximum Allowance: N/A.

Retail – Grocery Store – Minimum Requirement: 1 per 300 square feet Ground Floor Area (GFA); Maximum Allowance – 1 per 200 square feet GFA.

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

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

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

### **1. Consistency:**

The subject property is located within the Midtown Neighborhoods Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "IDZ" base zoning district is consistent and encourages low-impact convenience retail or service uses, generally serving the neighborhood area. Neighborhood Commercial promotes the conversion of a single-family residence into a coffee shop, pursuant that the house's architectural features are preserved and on-street parking is utilized.

### **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 on North Flores Street establishes this area as a great transition between the commercial uses south of the property and the residential uses north of the property.

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

The current "RM-4" base zoning district is not consistent with the Neighborhood Commercial land use designation.

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

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

### **5. Public Policy**

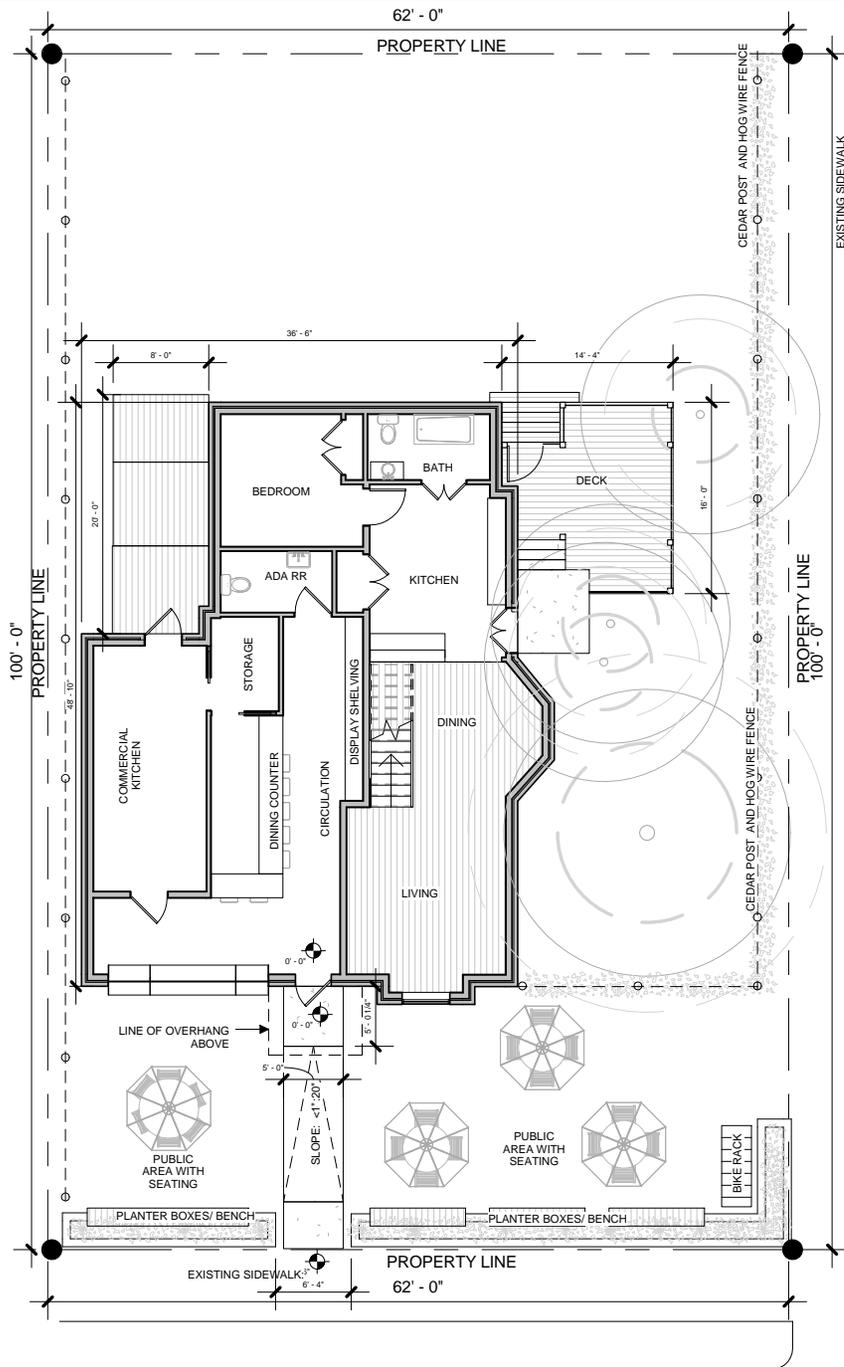
The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

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

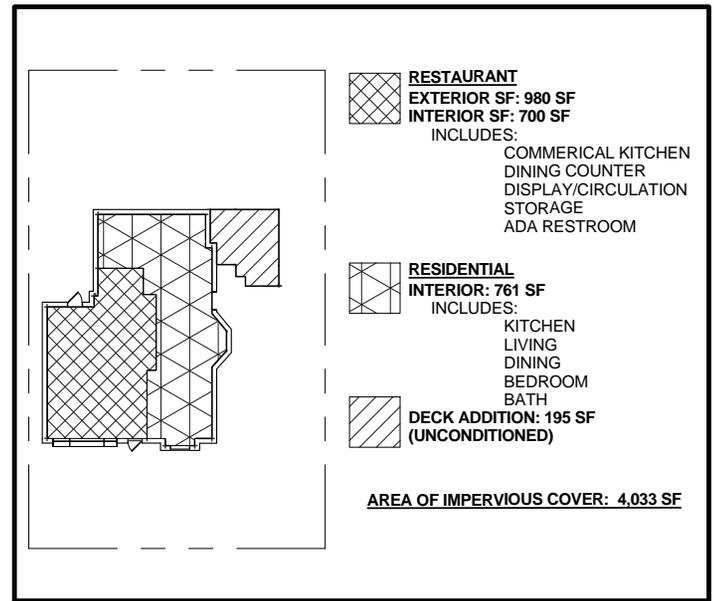
The subject property totals 0.14 of an acre in size, which should reasonably accommodate the uses permitted in "IDZ".

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

None.



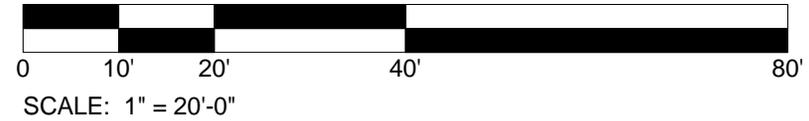
**AREA CALCULATIONS**



MAGNOLIA STREET

ADDRESS: 2919 N. FLORES ST.  
 SAN ANTONIO, TX 78212  
 ACREAGE: 0.14 ACRES  
 LEGAL DESCRIPTION: Lot: N 62.5 ft of 9 & 10, Block 23, NCB 1831  
 CURRENT ZONING: RM-4 NCD-2 AHOD  
 REQUESTED ZONING: IDZ NCD-2 AHOD with uses permitted in "C-1" and "RM-4"

I, PAUL SARTORY AND PEGGY HOWE, 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 MY ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



**1 SITE PLAN -**  
 SCALE: 1/16" = 1'-0"

N. FLORES STREET  
 (ON STREET PARKING)

**DWG 1**

DESCRIPTION: REZONING APPLICATION

DATE: 08/27/14

PAUL SARTORY + PEGGY HOWE  
 2919 N. FLORES ST  
 SAN ANTONIO, TX 78212



# Zoning Case Notification Plan

## Case Z-2014-211

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 75 Feet  
 Subject Property Legal Description(s): 0.1377 acres out of NCB 08802 - BLOCK 239 - LOT 3

- Legend**
- Subject Properties (0.1377 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  
 (8/13/2014 - K. Egan)

**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 #: Z2014211

Hearing Date: September 16, 2014

Property Owner: Rafael Sanchez Paredes (aka Rafael Paredes Sanchez) and Olga Patricia Valdez

Applicant: The Wincott Law Firm P.C., (Tammy L. Wincott)

Representative: Tammy L. Wincott

Location: 1830 Santa Barbara Street

Legal Description: Lot 3, Block 239, NCB 8802

Total Acreage: 0.1377

City Council District: 1

Case Manager: Pedro Vega, Planner

Case History: This is the first public hearing for this zoning request. The case is being expedited to City Council for consideration on October 2, 2014.

### **Proposed Zoning Change**

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

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

### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 3, 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:** 38

**Neighborhood Associations:** Los Angeles Heights Neighborhood Association

**Planning Team Members:** Near Northwest Community Plan - 17

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in May of 1940 (Ordinance 1845) and was originally zoned "B" Residence District. In November of 1984, the property was rezoned to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-1" Light Commercial District. In a 2010 City-initiated case, the property was rezoned to "R-6" Residential Single-Family District. The property was platted into its current configuration in 1910 (Volume 105, page 284 of the Deed and Plat Records of Bexar County, Texas). The property consists of one commercial structure measuring approximately 2,916 square feet that was constructed in 1985.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North across Santa Barbara Street

**Current Base Zoning:** "R-4" and "C-1 CD"

**Current Land Uses:** Vacant Lot, Single-Family Dwelling and Auto Repair

**Direction:** South

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

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

**Direction:** East

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

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

**Direction:** West

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

**Current Land Uses:** Restaurant and Child Care 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:** Santa Barbara Street

**Existing Character:** Local Street; with a lane in each direction and sidewalks on both sides.

**Proposed Changes:** None known

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial Type B; with a lane in each direction and sidewalks on both sides.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 20 and 36, which operate west of the subject property along South New Braunfels 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:** 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 Near Northwest Community Plan and is identified as Urban Low Density Residential in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Neighborhood Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

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

Granting of the "C-1" Light Commercial District is not likely to have an adverse impact on the neighboring lands. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares. The proposed zoning is appropriate given the location and proximity to the commercial intersection of Santa Barbara Street and West Avenue.

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

Both the current "R-6" Residential Single-Family District and proposed "C-1" Light Commercial District are appropriate for the subject property. The proposed change should have minimal impact on adjacent properties, as the property is current developed with a commercial structure.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. The existing commercial structure on the property is connected to another commercial structure with frontage on West Avenue.

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

Should the plan amendment request be approved, the request does not appear to conflict with any established public policy. Goal 2 - Economic Development: Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night

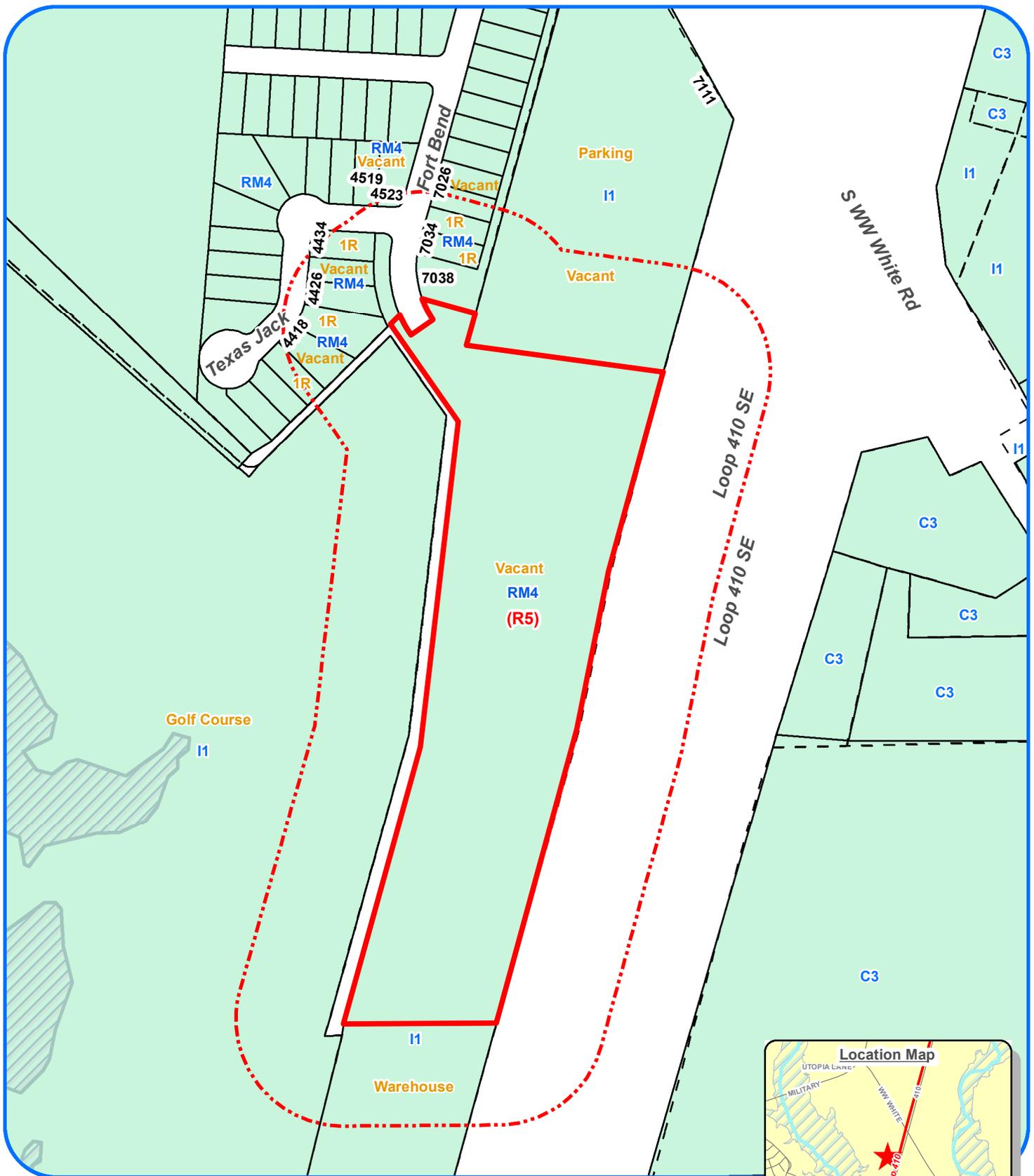
### **6. Size of Tract:**

The subject property total 0.1377 of an acre in size, which should reasonably accommodate the uses permitted in the "C-1" Light Commercial District.

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

The subject property's current development as a commercial structure, location in close proximity to West Avenue, a major arterial and the general surrounding conditions which include a mix of abutting commercial uses to the west, coupled with other commercial uses along West Avenue, make it appropriate for the "C-1" Light Commercial District.

The zoning change request would bring the existing structure and proposed uses into compliance with the Unified Development Code.



## Zoning Case Notification Plan

### Case Z-2014-226

Council District: 3

School District: East Central I.S.D.

Scale: 1" approx. = 250 Feet

Subject Property Legal Description(s): 9.064 acres out of NCB 10847

#### Legend

- Subject Properties ——— (9.064 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  
(09/4/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014226  
Hearing Date: September 16, 2014  
Property Owner: Velma Development, LLC (Gordon Hartman)  
Applicant: KFW Engineers and Surveying (George Weron, P. E. / Burt Wellmann, P. E.)  
Representative: KFW Engineers and Surveying (George Weron, P. E. / Burt Wellmann, P. E.)  
Location: Portions of the 8800 - 8900 Blocks of Southeast Loop 410  
Legal Description: 9.064 acres out of NCB 10847  
Total Acreage: 9.064  
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:** "RM-4" Residential Mixed District

**Requested Zoning:** "R-5" Residential Single-Family District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 3, 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:** 16

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

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is currently undeveloped and was annexed in 1957. The subject property was originally zoned "B" Residence District. In a 1974 zoning 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 "I-1" General Industrial District. In a 2003 zoning case, the property was rezoned to "PUD RM-4" Planned Unit Development Residential Mixed District, "C-2" Commercial District and "C-3" General Commercial District. In a 2011 zoning case, the property was rezoned to "RM-4" Residential Mixed District.

The property owner is proposing to construct 45 single-family residences.

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

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

**Direction:** North

**Current Base Zoning:** "I-1" and "RM-4"

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

**Direction:** South

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

**Current Land Uses:** Warehouse

**Direction:** West

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

**Current Land Uses:** Golf Course

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Southeast Loop 410

**Existing Character:** Freeway; 8 lanes

**Proposed Changes:** None known

**Thoroughfare:** Fort Bend

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

**Proposed Changes:** None known

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

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

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

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

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

### **1. Consistency:**

The subject property is not located within a Neighborhood, Community or Sector Plan area; therefore a finding of consistency is not required.

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

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

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

Both the current and requested zoning districts are appropriate as the surrounding land uses in the area are both commercial and residential in nature. Although single-family residential uses are not encouraged with frontage along an arterial thoroughfare, the size of the subject property will allow the development of internal residential streets for future residential lots. This residential development is the final undeveloped phase of a five phase master development plan referred to as Republic Oaks Subdivision.

Additionally, a RM-4 development consisting of 10 or more lots in any one project is required to have a mixture of housing types. The applicant is proposing to only construct single-family residences.

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

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

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

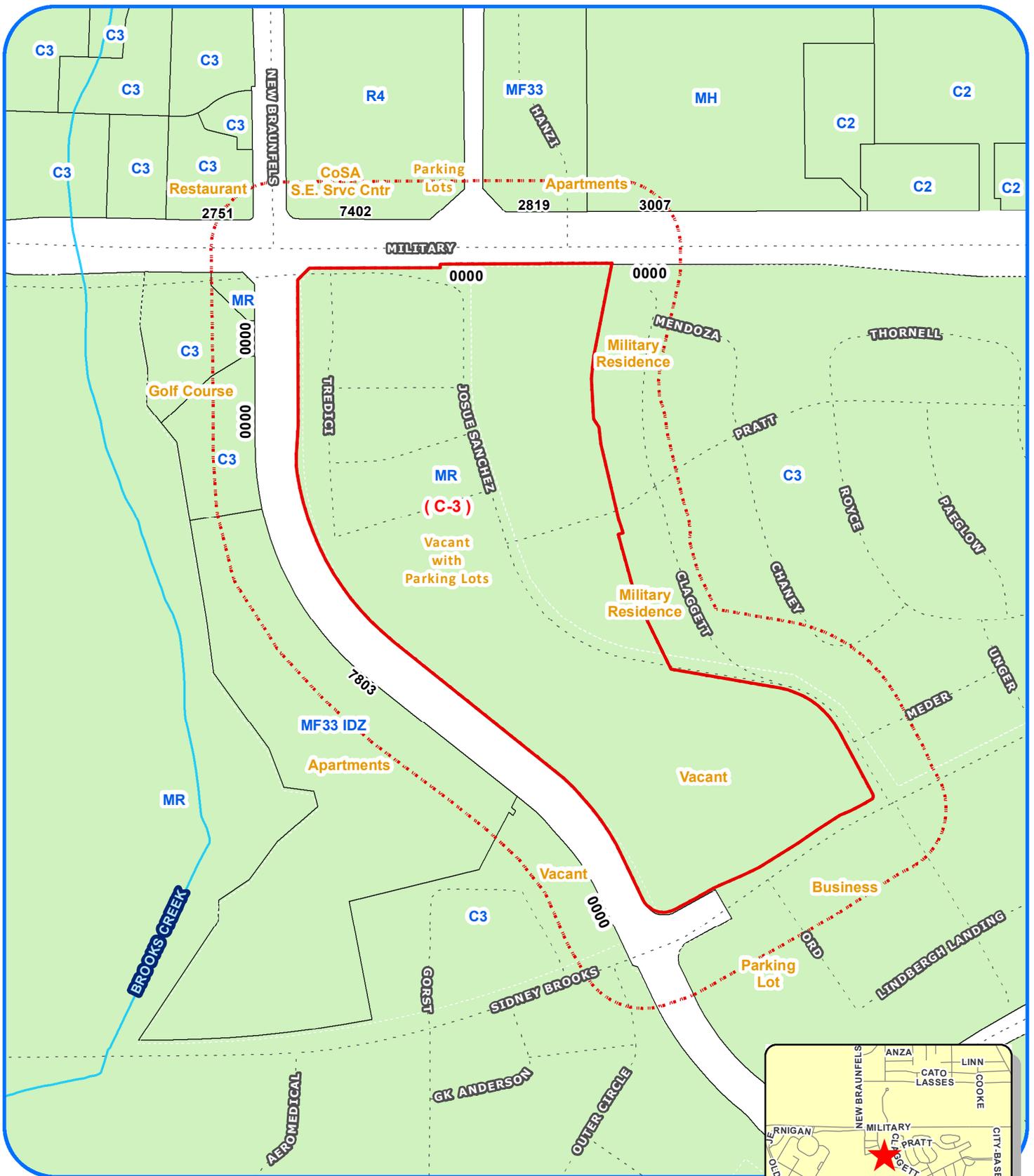
The request does not appear to conflict with any established public policy.

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

The subject property is 9.064 acres, which is large enough to accommodate the uses permitted in the "R-5" district.

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

None.



## Zoning Case Notification Plan

### Case Z2014-228

Council District: 3

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): 36.4 Ac out of NCB 10879

#### Legend

- Subject Properties (36.4 Ac.) ———
- 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  
(8/20/2014 - J.Ramirez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014228  
Hearing Date: September 16, 2014  
Property Owner: Brooks Development Authority (by Roland Lozano, COO)  
Applicant: Brooks Development Authority (by Roland Lozano, COO)  
Representative: Andrew C. Guerrero  
Location: A portion of the 7800 Block of South New Braunfels Avenue  
Legal Description: 36.4 acres out of NCB 10879  
Total Acreage: 36.4  
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:** "MR AHOD" Military Reservation Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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:** 14

**Registered Neighborhood Associations within 200 feet:** Hot Wells Neighborhood Association and Highland Hills are located within 200 feet of subject property.

**Planning Team:** Stinson Airport Vicinity Land Use Plan – 16

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

## Property Details

**Property History:** The subject property was annexed in 1952 and was originally zoned "MR" Military Reservation. The area was previously Brooks Air Force Base and is now a non-active military facility known as Brooks City-Base. The subject property is not platted and is undeveloped except for a few improved parking areas.

The rezoning request for these 36.4 acres is to allow development of a hotel and other commercial uses.

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

## Adjacent Zoning and Land Uses

**Direction:** North

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

**Current Land Uses:** City of San Antonio Service Center, parking lots, and apartments

**Direction:** East

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

**Current Land Uses:** Military residences

**Direction:** South

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

**Current Land Uses:** Vacant, parking lot and a business

**Direction:** West

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

**Current Land Uses:** Golf course and 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:** South New Braunfels Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Southeast Military Drive

**Existing Character:** Second Arterial Type A; three lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Sidney Brooks and Josue Sanchez

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 34 operates along Sidney Brooks and VIA bus lines 20, 36, 242 and 551 operate along Southeast Military Drive

**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 zoning application refers to a proposed multi-family development.

Housing - Hotel: Minimum Parking Requirement: 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space; Maximum Parking Requirement: 1 per room plus 1 per 400 square feet of public meeting area and restaurant space.

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

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

### **1. Consistency:**

The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Regional Commercial and High Density Residential in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the “High Density Residential” designation. A master plan amendment has been submitted, requesting to change this portion’s future land use designation to Regional Commercial, which will encourage the intended commercial development. Staff and Planning Commission recommend approval.

### **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 Brooks City-Base campus is transitioning from the former military base and related uses to a regional residential and commercial mixed use hub.

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

The current “MR” base zoning district is not consistent with the Regional Commercial land use designation. Military reserve is not appropriate to be in close proximity to commercial uses and multi-family residences.

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

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

### **5. Public Policy**

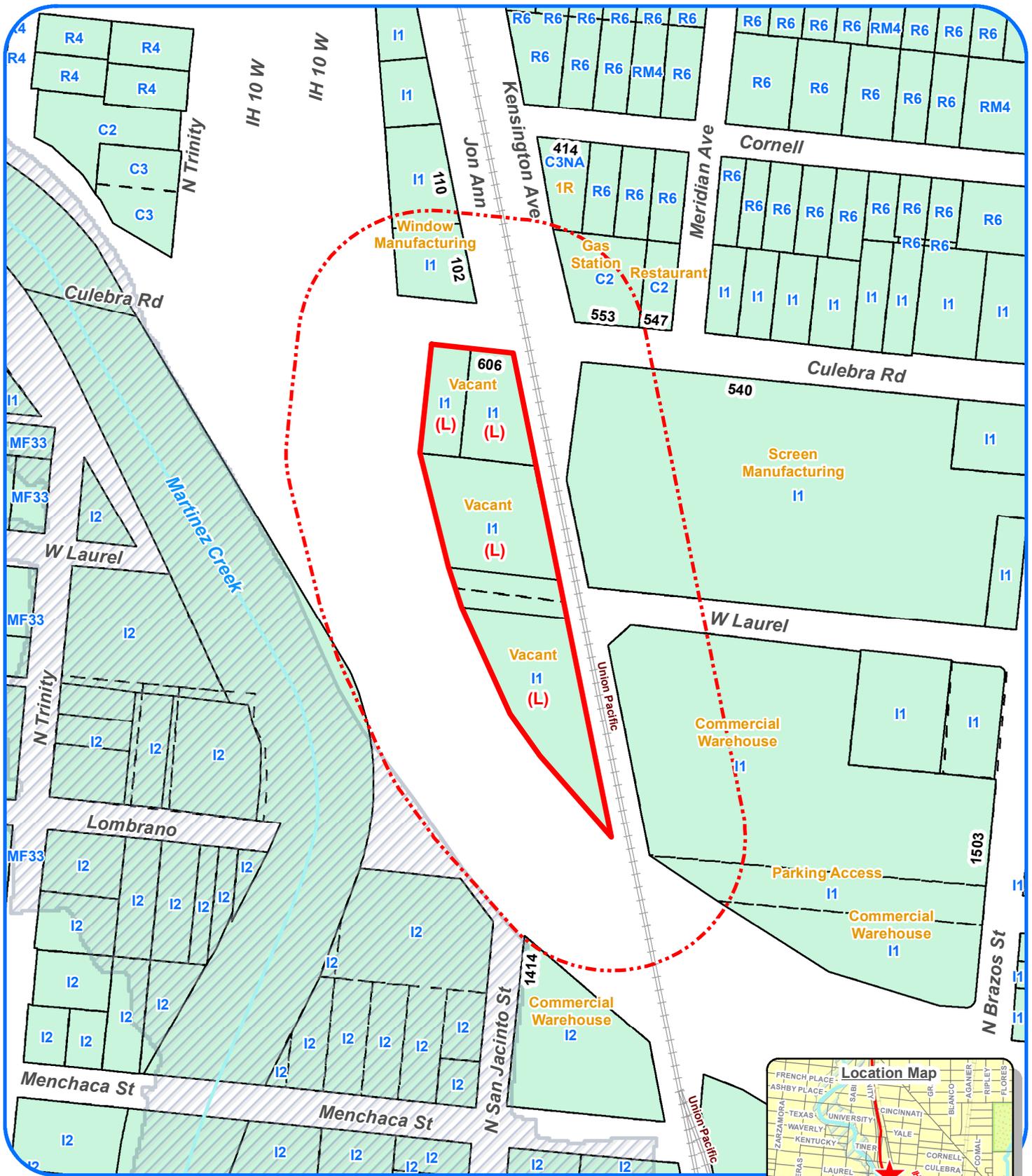
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

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

The subject property totals 36.4 acres in size, which should reasonably accommodate the uses permitted in “C-3”.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-234

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 01020 - BLOCK 007 - LOT 030

### Legend

- Subject Properties ——— (2.034 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 #: Z2014234  
Hearing Date: September 16, 2014  
Property Owner: Kan Martin  
Applicant: Raymundo Rivera  
Representative: Raymundo Rivera  
Location: 606 Culebra Road  
Legal Description: Lot 30, Block 7, NCB 1020  
Total Acreage: 2.034  
City Council District: 1  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 12, 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:** Gardendale Neighborhood Association

**Planning Team:** Midtown Neighborhoods Plan-10

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "L" First Manufacturing District. In a 1997 case, the subject property was rezoned to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. The subject property was platted into its current configuration in 2014 (volume 9672, page 16 of the Deed and Plat Records of Bexar County, Texas), and is undeveloped.

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

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

**Direction:** North

**Current Base Zoning:** "I-1", "C-3" and "C-2"

**Current Land Uses:** Window Manufacturing, Vacant, Gas Station, Restaurant and Single-Family Residences

**Direction:** South

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

**Current Land Uses:** Warehouse

**Direction:** East

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

**Current Land Uses:** Screen Manufacturing and Warehouse

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

## **Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial Type A 120'; two lanes in each direction with no sidewalks

**Proposed Changes:** None known

**Thoroughfare:** West Laurel Street, Jon Ann and Kensington Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Interstate Highway 10 West

**Existing Character:** Freeway 250'-500'; three lanes in each direction with no sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 82, 88, 282 and 288 operates along Culebra Road, north of the subject property.

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

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

### **Housing-Motel**

Minimum requirement: 0.8 space per room plus 1space per 800 square feet of Gross Floor Area of public meeting area and restaurant space

Maximum allowance: 1 space per room plus 1space per 400 square feet of Gross Floor Area of public meeting area and restaurant space

## **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 Midtown Neighborhoods Land Use Plan and is currently designated as Light Industrial in the future land use component of the plan. The requested "L" 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. Most of the surrounding properties are similarly zoned and developed for uses generally located along a freeway.

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

Both the existing and proposed industrial zoning districts are suitable for the subject property. Due to the property's location along a freeway and the surrounding development pattern the proposed use will be consistent with the area. Current planning practices encourage more intense zoning districts to be located along an arterial road or freeway in order to better mitigate the increased level of traffic.

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

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

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

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

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

The subject property is 2.034 of an acre in size, which is sufficient to accommodate the uses permitted in the "L" district.

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

None.



## Zoning Case Notification Plan

### Case Z-2014-235

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06437 - BLOCK 015 - LOT 21, 22, & 23

#### Legend

Subject Properties (Red solid line) (0.2FH Acres)

200' Notification Area (Red dashed line)

Current Zoning (Blue text)

Requested Zoning Change (Red text)

100-Year DFIRM Floodplain (Blue hatched box)

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 #: Z2014235 CD  
Hearing Date: September 16, 2014  
Property Owner: Michael P. Enright  
Applicant: Michael P. Enright  
Representative: Michael P. Enright  
Location: 537 West Summit Avenue  
Legal Description: Lots 21, 22 and 23, Block 15, NCB 6437  
Total Acreage: 0.2136  
City Council District: 1  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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:** 42

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

**Planning Team:** Midtown Neighborhoods Plan – 11

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938. In a 1996 zoning case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. The existing triplex was constructed in 1967.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East, South and West

**Current Base Zoning:** “R-6”, “RM-4” and “MF-33”

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

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

## **Transportation**

**Thoroughfare:** North Flores Street

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

**Proposed Changes:** None known

**Thoroughfare:** West Summit

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

**Proposed Changes:** None known

**Thoroughfare:** West Kings Highway

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 4 and 204 operate along San Pedro Avenue.

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

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

Dwelling – 3 Family – Minimum Requirement: 1.5 per unit; Maximum Allowance: 2 per unit.

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

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

### **1. Consistency:**

The subject property is located within the Midtown Neighborhoods Plan and is currently designated as low-density residential in the future land use component of the plan. The requested "R-6" base zoning district and is consistent and encourages the conservation of existing housing stock. Since the structure was originally constructed as three dwelling units, the request does not conflict with the goals of the neighborhood plan but instead eliminates an existing nonconforming use.

### **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 is surrounded by low-density residential uses; therefore, the request is consistent with the surrounding infrastructure.

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

The current "R-6" base zoning district is consistent with the Low-Density Residential land use designation.

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

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

### **5. Public Policy**

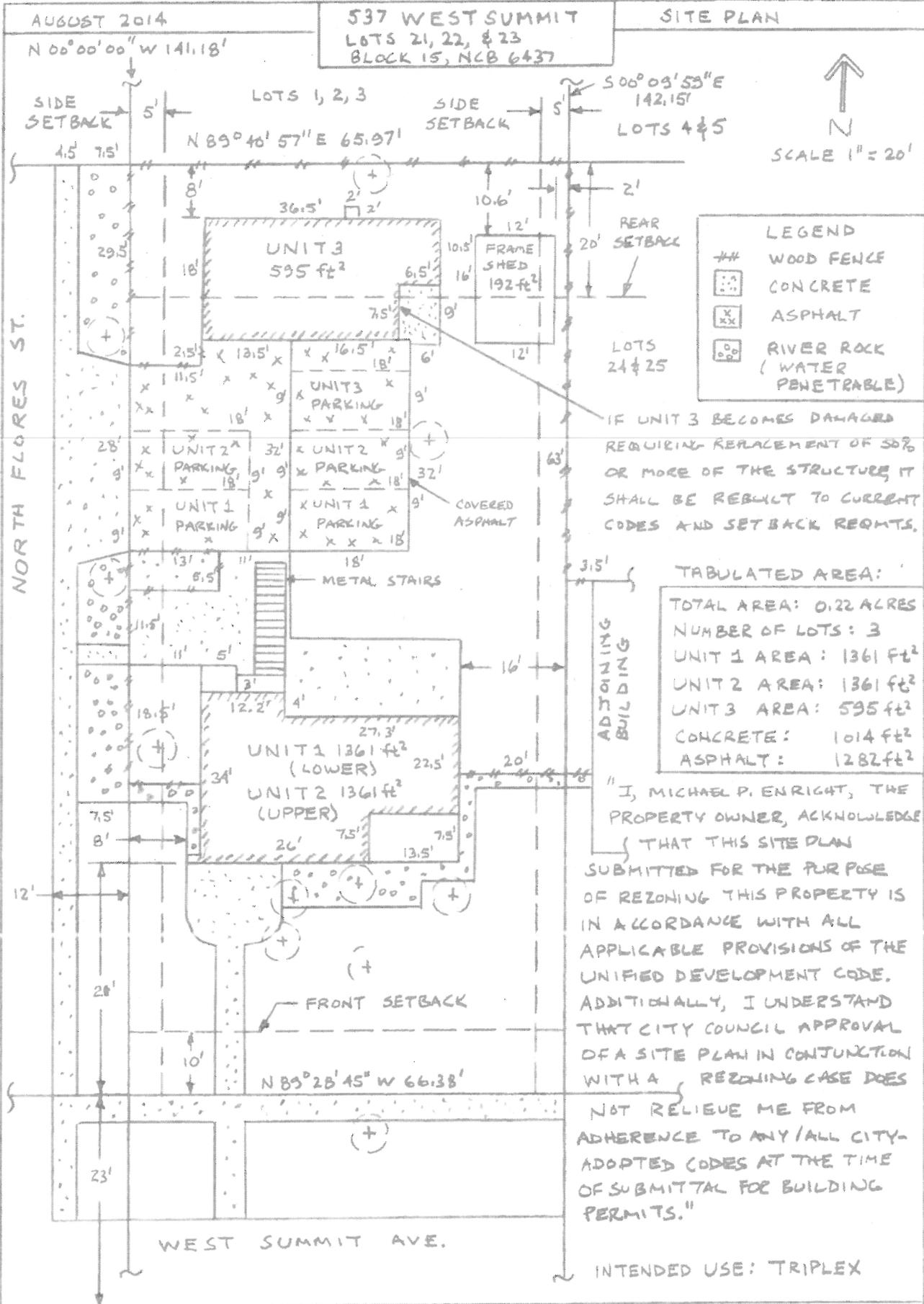
The requested zoning change does not appear to conflict with any public policy objectives. The proposed "R-6" district is consistent with the Midtown Neighborhoods Plan, which was adopted by City Council in 1997 and was updated on November 9, 2005.

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

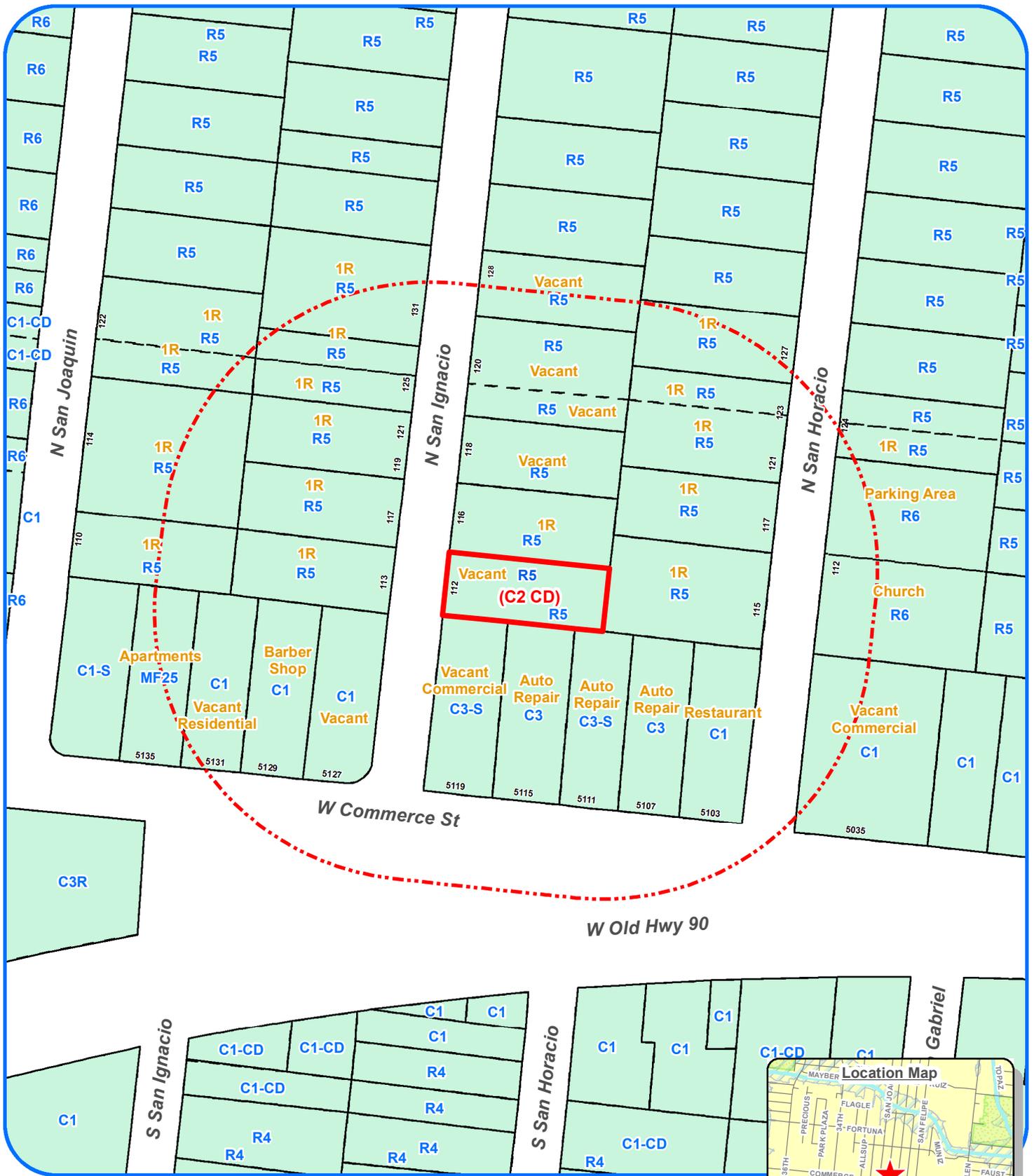
The subject property totals 0.2136 of an acre in size, which should reasonably accommodate the uses permitted in "R-6".

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

None.



72014235



## 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: September 16, 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 first public hearing for this zoning change request.

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#### **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 September 12, 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.

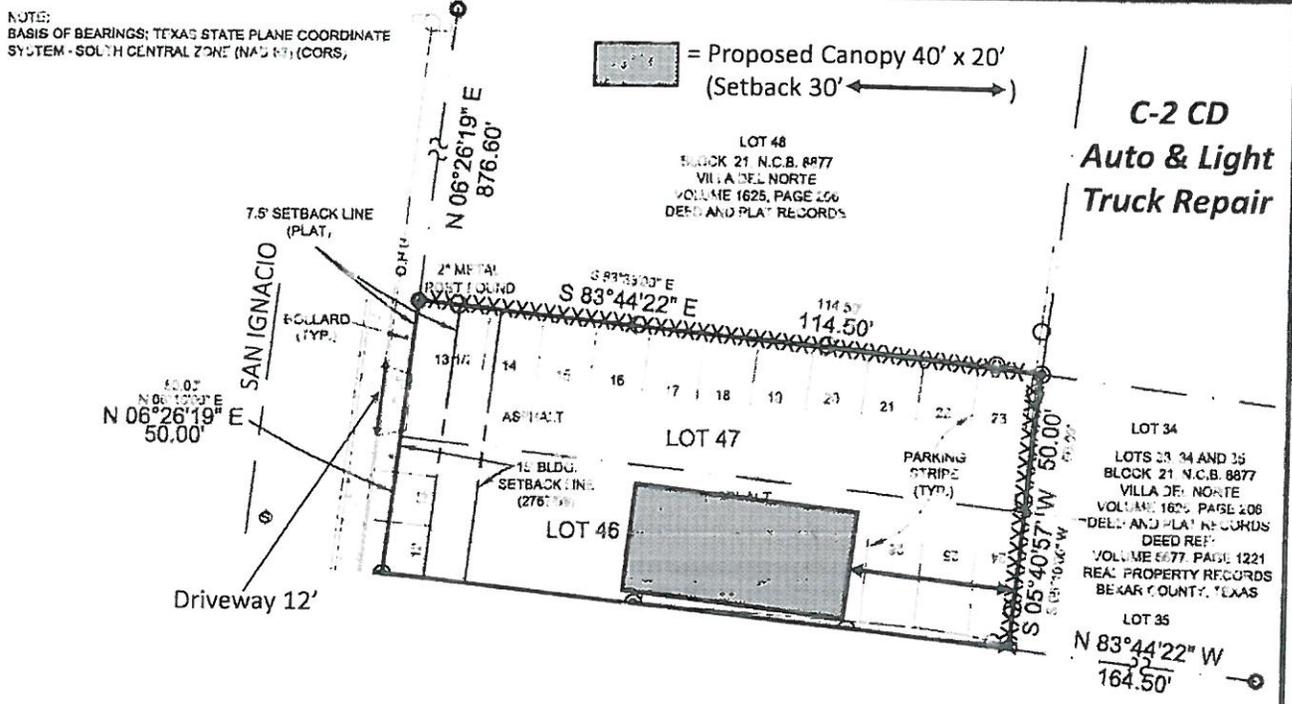
Staff recommends the following conditions if approved:

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 31, 2014, G.F. NO. 19348NC:

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.

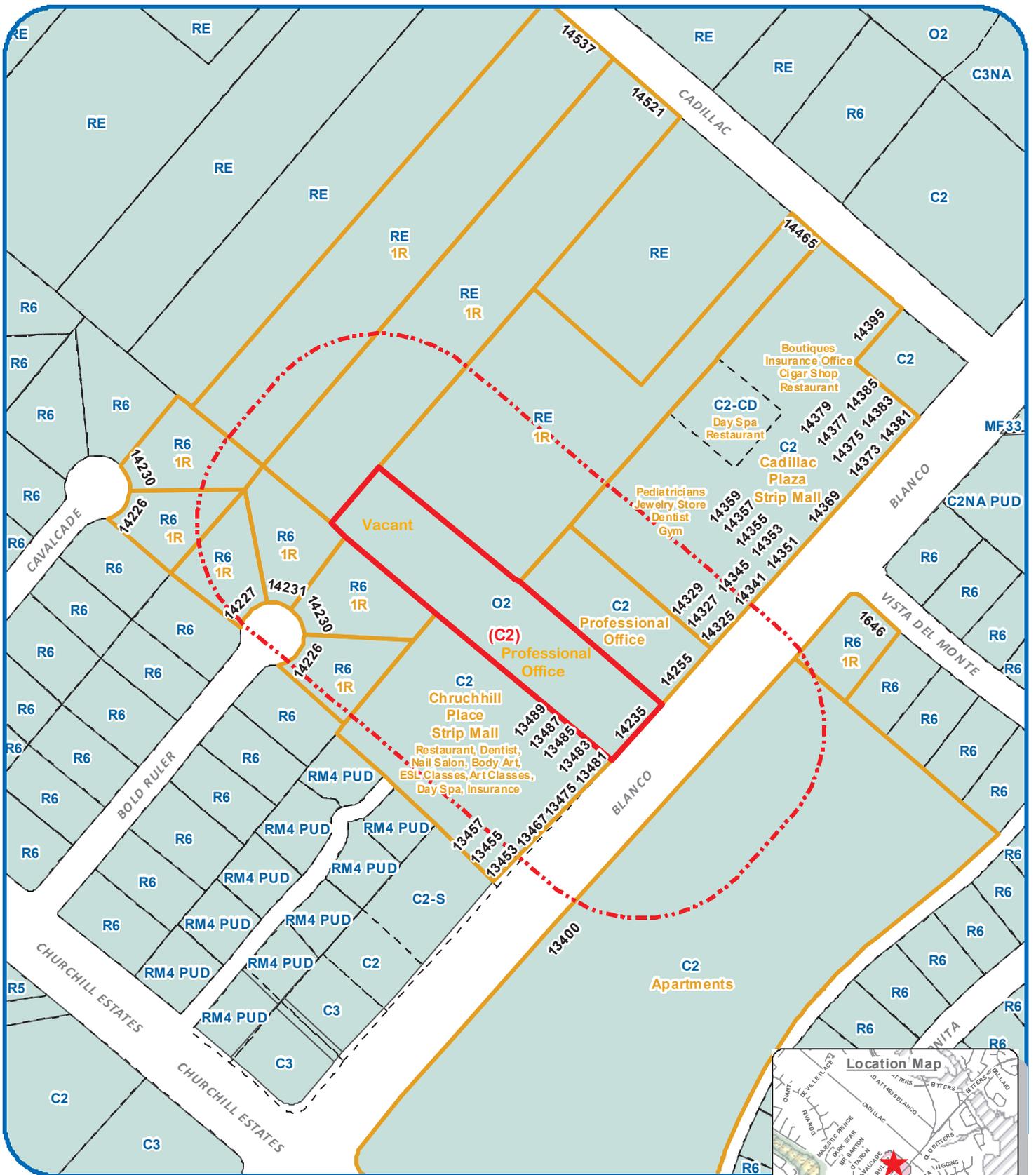
PARKING SPACES:  
Total Spaces: 15 Size: 12' x 10'

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-2014-239

Council District: 9

School District: North East I.S.D.

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): 1.471 acres out of NCB 17860 - BLOCK 000 - LOT 33 & S 118.1 FT of TR 2

#### Legend

- Subject Properties (1.471 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  
(8/25/2014 - K. Egan)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014239  
Hearing Date: September 16, 2014  
Property Owner: Calrillo Properties, LLC (By Jesse Calrillo, President)  
Applicant: Russell D. Felan  
Representative: Russell D. Felan  
Location: 14235 Blanco Road  
Legal Description: Lot 33 and the South 118.1 Feet of Tract 2, NCB 17860  
Total Acreage: 1.471  
City Council District: 9  
Case Manager: Pedro Vega, Planner  
Case History: This is the first public hearing for this zoning request.

#### **Proposed Zoning Change**

**Current Zoning:** "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 3, 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:**

**Neighborhood Associations:** Churchill Estate Home Owners Association

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

**Applicable Agencies:** The Camp Bullis Military Installation

## **Property Details**

**Property History:** The subject property is located on the northwest side of Blanco Road between Churchill Estates and Cadillac Drive. The property was annexed in December 1985, per Ordinance #61615, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In June of 1998 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property is developed with a single structure measuring approximately 4,544 square feet built in 2000 for office uses. The property was platted into its current configuration in 1953 (volume 3025, page 377 of the Deed and Plat Records of Bexar County, Texas).

**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:** Northeast

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

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

**Direction:** Northwest

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

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

**Direction:** Southwest

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

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

**Direction:** Southeast across Blanco Road

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

**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.

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

## **Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial Type B; two lanes in each direction with sidewalks and left and right turn median

**Proposed Changes:** None known

**Public Transit:** The VIA number 2 bus line operates along Blanco Road, with multiple stops near the subject property.

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

**Parking Information:** 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 San Antonio International Airport Vicinity Land Use Plan and is identified as Community Commercial in the future land use component of the plan. The requested "C-2" Commercial District is consistent with the future land use designation.

Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

### **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. The "C-2" zoning district is meant to accommodate commercial uses that serve the immediate neighborhood, creating a pedestrian friendly community.

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

Both the existing "O-2" High-Rise Office District and proposed "C-2" Commercial District are suitable for the 1.471- acre site. The Community Commercial land use designation includes a wide range of retail and commercial uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's size and location on a Secondary Arterial Type A, in close proximity to Wurzbach Parkway and other commercial uses, makes the property suitable for commercial uses.

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.

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

The request does not appear to conflict with any established public policy. The subject property is located within the "MLOD-1" Camp Bullis Military Lighting Overlay District 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" Camp Bullis Military Lighting Overlay District.

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

The 1.471-acre tract is of sufficient size to accommodate the requested "C-2" Commercial District, as well as the proposed use (Restaurant).

### **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.



# Zoning Case Notification Plan

## Case Z-2014-241 CD

Council District: 5  
 School District: Edgewood I.S.D./San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 08297 - BLOCK 009 - LOT 9 & 10

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



Development Services Dept  
 City of San Antonio  
 (08/25/2014 - 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 #: Z2014241 CD  
Hearing Date: September 16, 2014  
Property Owner: Felix J. Romo  
Applicant: Felix J. Romo  
Representative: Diana R. Romo  
Location: 2836 Culebra Road  
Legal Description: Lots 9 and 10, Block 9, NCB 8297  
Total Acreage: 0.137  
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:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways

#### **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 3, 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:** 30

**Registered Neighborhood Associations within 200 feet:** Loma Vista Neighborhood Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in September of 1945, and was originally zoned "F" Local Retail. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject site is currently developed with a commercial structure measuring 1,885 square feet. According to the Bexar County Appraisal District, the existing commercial structure was constructed in 1947.

The subject property consists of two lots platted into their current configuration in August of 1944 (Volume 1625, page 240 of the Deed and Plat Records of Bexar County, Texas).

**Topography:** The property does not include any abnormal physical features such as slope; however, a tiny portion is located in a flood plain. This portion of Randolph Boulevard is located within the 100 year flood plain.

## **Adjacent Zoning and Land Uses**

**Direction:** East

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

**Current Land Uses:** Auto Repair and Apartments

**Direction:** South

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

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

**Direction:** West across North San Eduardo

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

**Current Land Uses:** Auto Repair and Bar

**Direction:** North across Culebra Road

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

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

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

## **Transportation**

**Thoroughfare:** Culebra Road

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

**Proposed Changes:** None known

**Thoroughfare:** North San Eduardo

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

**Proposed Changes:** None known

**Public Transit:** The VIA bus line 82 operates along Culebra Road.

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

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

Auto Paint And Body - Minimum Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

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

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

### **1. Consistency:**

The subject property is located within the 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 future land use designation.

The uses permitted in the "C-2" district are typically considered Community Commercial uses that draw their customer base from multiple residential areas. Community commercial uses in the General Urban Tier should be located at the intersection of arterials and/or collectors.

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

The requested "C-2 CD" Commercial District with a Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways is not likely to have an adverse impact on the neighboring lands. This zoning change would be appropriate at this location and will not alter the character of the neighborhood.

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

Both the current "C-2" Commercial District and proposed Conditional Use for Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways are appropriate for the area.

The subject property is located on Culebra Road, a major thoroughfare, and is situated on a corner lot with frontage on North San Eduardo, a local access street. The subject property is suited for small-scale office and commercial uses.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The existing buildings will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential uses.

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

The request does not appear to conflict with any public policy objective. The West/Southwest Sector Plan encourages redevelopment of this area. Goal 1: Economic Development Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

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

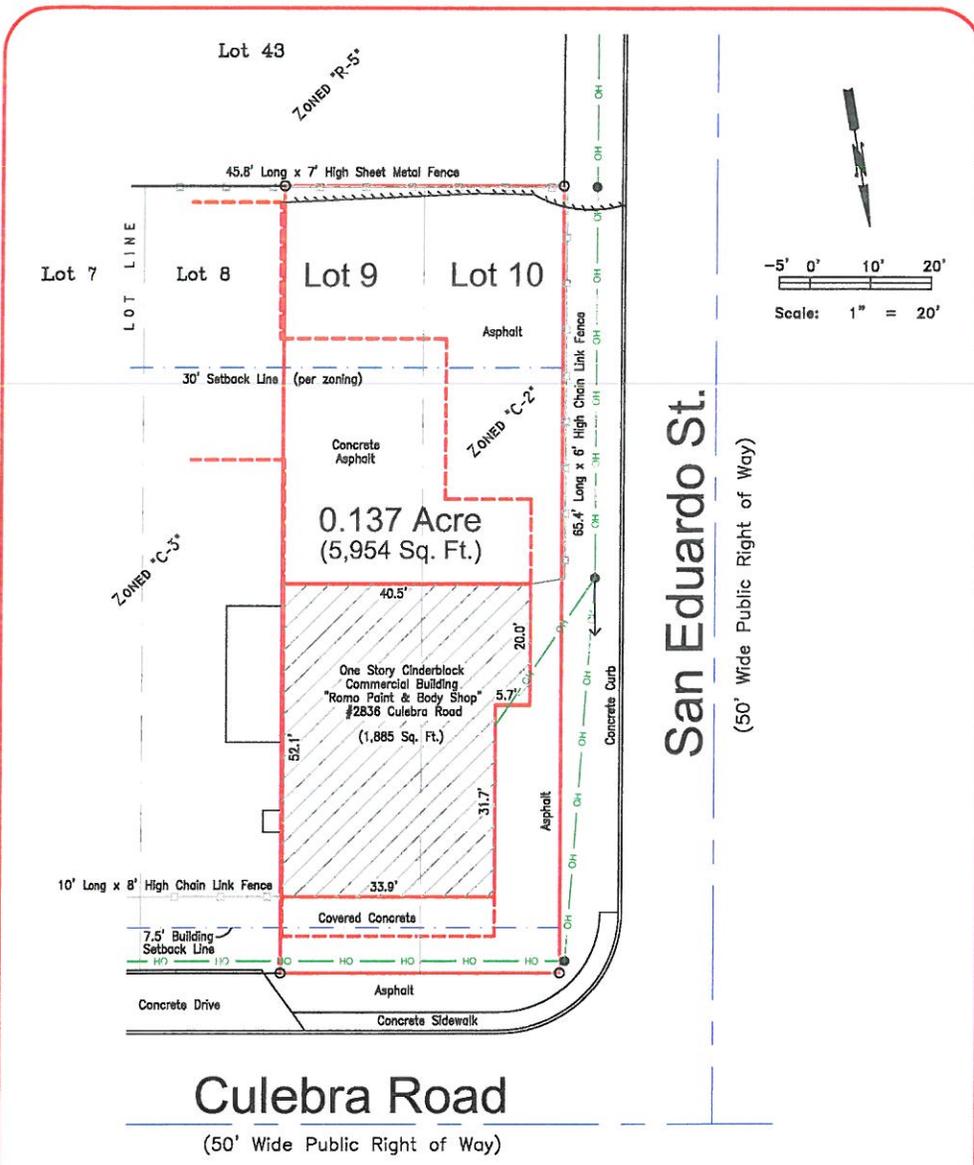
The subject site is 0.137 of an acre in size. The small size of the property will serve to limit the scale of the proposed use. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

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

The 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 granting of conditional zoning shall only be for the conditional use named in the ordinance (Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways) approving the conditional zoning district.

Applicant owns adjacent property immediately east of subject property.

Z2014241 CD



**SITE PLAN**

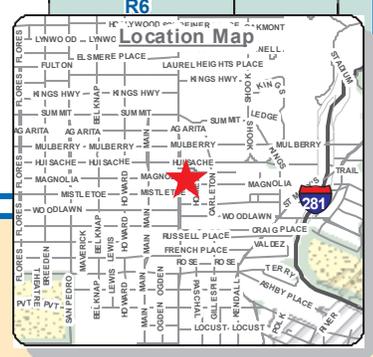
Lots 9 & 10, Block 9, New City Block 8297, VILLA ALDAMA, San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 1625, Page 240 of the Deed and Plat Records of Bexar County, Texas.

**NOTES:**

- 1.) This is not a Boundary Survey.
- 2.) This Site Plan is for a zoning change. The Property is currently zoned "C-2".

- 1.) PARKING AND LOADING AREAS INCLUDING NUMBER OF SPACES AND DIMENSIONS OF SPACES AND AISLES, ADA REQUIRED SPACES ARE LOCATED ON LOTS 7 & 8.
- 2.) INTENDED USE: AUTO PAINT & BODY SHOP.
- 3.) IMPERVIOUS COVER=5,954 SQUARE FEET.

I, Felix J. Remo, 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 ADHERANCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



## Zoning Case Notification Plan

### Case Z-2014-243

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): 0.1538 acres out of NCB 06085 - BLOCK 001 - LOT 8

#### Legend

- Subject Properties (0.1538 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  
 (8/25/2014 - K. Egan)

**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 #: Z2014243 CD  
Hearing Date: September 16, 2014  
Property Owner: Angela Bernadette Hewett  
Applicant: Zachary Marr  
Representative: Zachary Marr  
Location: 215 East Magnolia Avenue  
Legal Description: Lot 8, Block 1, NCB 6085  
Total Acreage: 0.1538  
City Council District: 1  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District

**Requested Zoning:** "R-6 CD UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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:** 30

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

**Planning Team:** Tobin Hill Neighborhood Plan – 26

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the original city limits as established in 1938 and was originally zoned "B" Residence District. In a 1995 zoning case, the property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. The structure on the property was originally constructed as a duplex in 1920.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Three-Dwelling Units

**Direction:** East and South

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

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

**Direction:** West

**Current Base Zoning:** "C-2NA" and "RM-4"

**Current Land Uses:** Medical clinic 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:** McCullough Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** East Magnolia Avenue

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 5 operates along McCullough Avenue.

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

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

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

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

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

**1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as low-density residential in the future land use component of the plan. The requested “R-6” base zoning district is consistent and encourages the conservation of existing housing stock. Since the structure was originally constructed as two-dwelling units the neighborhood plan calls for the residence to maintain its current use and capacity.

**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 is surrounded by low-density residences; therefore, the request is consistent with the surrounding infrastructure.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning district is consistent with the Low-Density Residential land use designation.

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

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

**5. Public Policy**

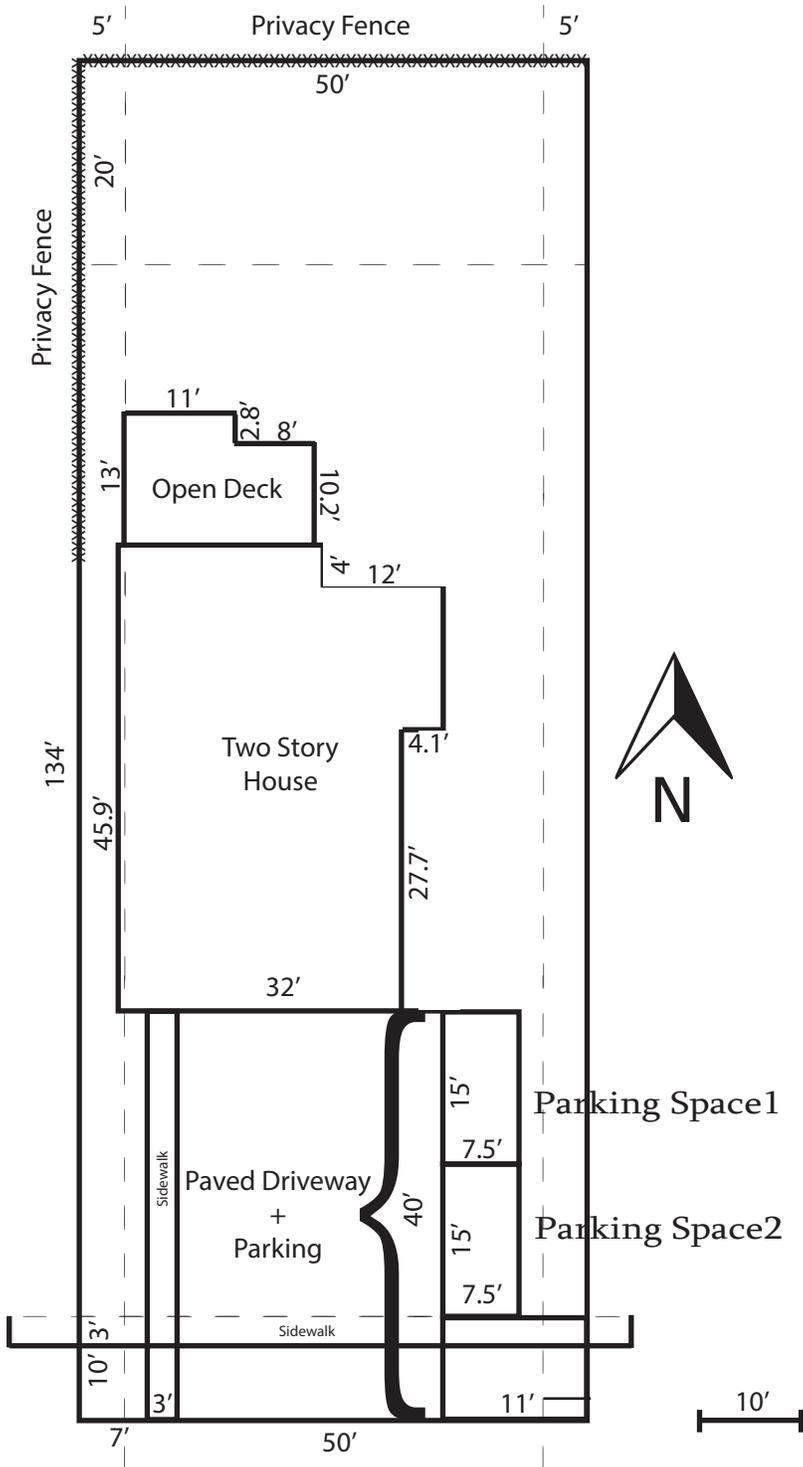
The requested zoning change does not appear to conflict with any public policy objectives. The proposed “R-6” district is consistent with the Tobin Hill Neighborhood Plan, which was adopted by City Council on February 21, 2008.

**6. Size of Tract:**

The subject property totals 0.1538 of an acre in size, which should reasonably accommodate the uses permitted in “R-6”.

**7. Other Factors:**

None.



Lot: 1  
 Acre: 0.15  
 Lot Size: 6,700 sq ft  
 Wood Deck: 224.60 sq ft  
 Total Liveable: 3,067 sq ft  
 Setbacks:  
 - 10 ft front  
 - 20 ft back  
 - 5 ft sides  
 Paved Parking: 225 sq ft  
 No intended modifications  
 to structure of its current use.

R-6CD - Duplex  
 Lot 8, Block 1, NCB 6085

# E. Magnolia Ave

I, Angela Bernadette Hewett, 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.





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014244  
Hearing Date: September 16, 2014  
Property Owner: The Wenz, LLC (by Wendy Liddle, President)  
Applicant: David Weekley Homes (by Garry Runner, Division President)  
Representative: Brown & Ortiz, P. C. (Daniel Ortiz)  
Location: 211, 215 & 219 East Courtland Place and 2003 & 2011 McCullough Avenue  
Legal Description: Lots 3, 4, 5, 6, & 14, Block 3, NCB 1726  
Total Acreage: 0.7995  
City Council District: 1  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District, "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 UC-5 AHOD" General Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow detached Single-Family Residential uses not to exceed 20 units per acre

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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:** 42

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

**Planning Team:** Tobin Hill Neighborhood Plan – 26

**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 “D” Apartment District and “F” Local Retail. In a 1995 zoning case, the property was rezoned to “R-3” Multi-Family Residence District and “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “MF-33” Multi-Family District and “C-3” General Commercial District, respectively. The structures on 211 and 215 East Courtland Place were both constructed in 1929.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”, “O-1” and “MF-33”

**Current Land Uses:** Gas station, three-dwelling units and laminator shop

**Direction:** East and West

**Current Base Zoning:** “C-3NA” and “MF-33”

**Current Land Uses:** Car wash, three-dwelling units and single-family residence

**Direction:** South

**Current Base Zoning:** “C-2” and “MF-33”

**Current Land Uses:** Apartments, three-dwelling units and vacant land

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

## **Transportation**

**Thoroughfare:** McCullough Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Courtland Place

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 5 and 204 operate along McCullough Avenue.

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

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

Dwelling – 1 Family – Minimum Requirement: 1 per unit; Maximum Allowance: N/A.

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

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

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

### **1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as high-density mixed use in the future land use component of the plan. The requested “IDZ” base zoning district encourages high-density development, which is well-suited along McCullough Avenue. Increasing availability of housing in the area provides economic development opportunities for the corridor.

### **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 is surrounded by multi-family structures and commercial uses, thus, high-density single-family residential uses would be appropriate given the surrounding infrastructure.

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

The current “MF-33” base district is consistent with the high-density mixed use designation; however, the “C-3” base district is not consistent with the designated land use or the Tobin Hill Neighborhood Plan.

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

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

### **5. Public Policy**

The requested zoning change does not appear to conflict with any public policy objectives. The proposed “IDZ” district is consistent with the Tobin Hill Neighborhood Plan, which was adopted by City Council on February 21, 2008.

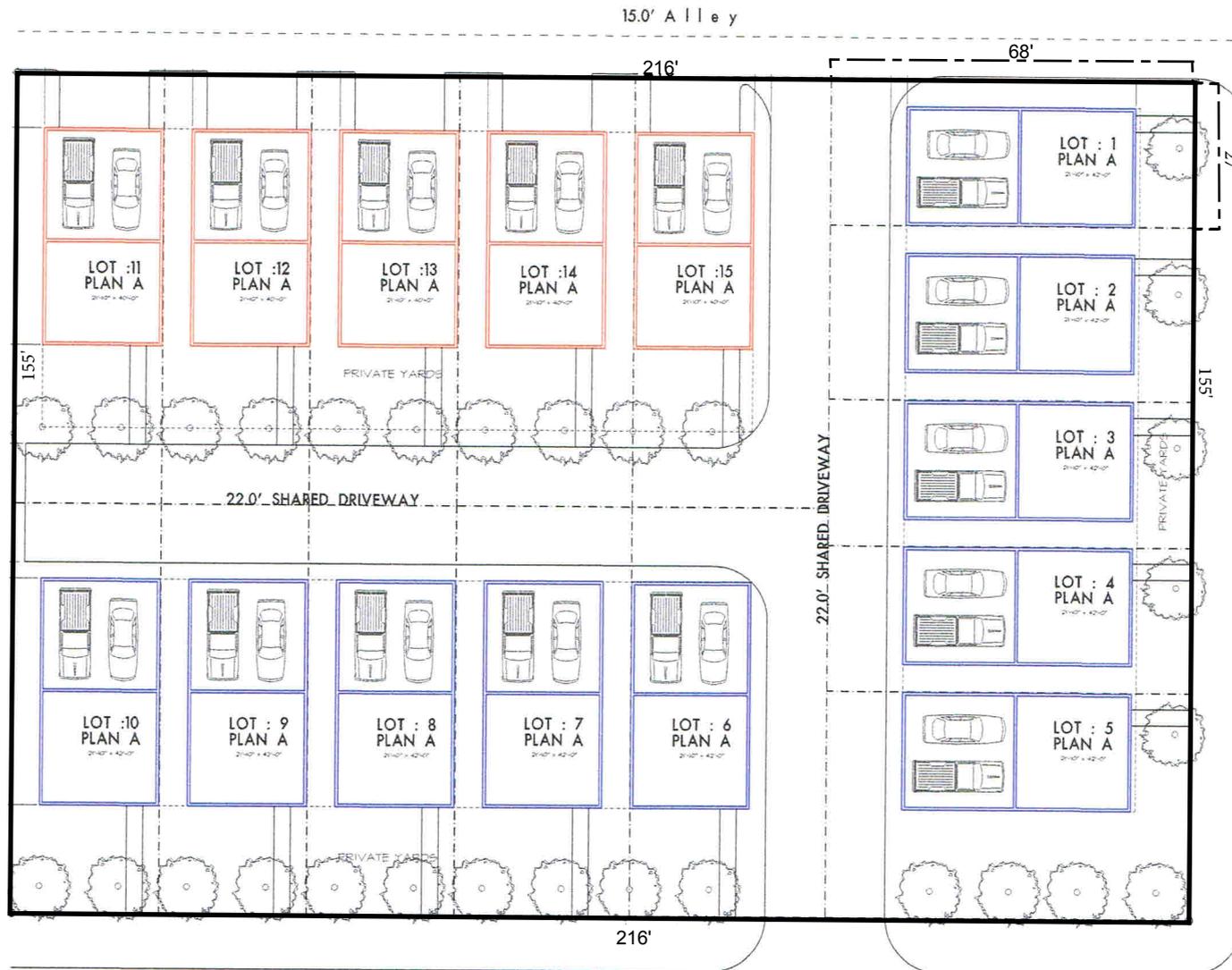
### **6. Size of Tract:**

The subject property totals 0.7995 of an acre in size, which should reasonably accommodate the uses permitted in “IDZ”.

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

A portion of the subject property is located within the Main Avenue/McCullough Avenue Urban Corridor, which contains setback requirements. However, single or two-family uses within the urban corridor are not subject to the regulations of an urban corridor district.

# Proposed "IDZ" Rezoning Site Plan



- Property Acreage: 0.7995 (Per BCAD)
- Current Zoning: MF-33 AHOD & C-2 AHOD
- Legal Description: Lots 3, 4, 5, 6, & 14, Block 3, NCB 1762
- Proposed Use: Detached Single-Family Dwelling
- Density: Up to 20 Units/Acre
- Impervious Cover: APPROX. 31,343 (Up to 90% of 34,826)
- Parking: 2-Car Garage (Attached) Permitted in Each Unit.
- Typical Lot Size = 27' x 68'
- Lots to be a min. of 1,836 SF EA. Both Paved and Unpaved Areas EA. Lot
- Typical Unit = 20' x 39' Footprint: Approx. 780SF EA.

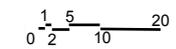
McCullough Ave.

E. Courtland Place

NOTE: SITE DRAWN FROM GOOGLE AND GIMS INFO. NO SURVEY PROVIDED TO DATE.

NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

**SITE PLAN**  
SCALE: 1" = 10'-0"



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



# Zoning Case Notification Plan

## Case Z-2014-245

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

Legend	
Subject Properties	(0.920 Acres)
200' Notification Area	(Dotted Red Line)
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
100-Year DFIRM Floodplain	(Hatched Box)
Single Family Residential	1R



Development Services Dept  
 City of San Antonio  
 (08/26/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014245 CD  
Hearing Date: September 16, 2014  
Property Owner: Johnny Frank Silva  
Applicant: Paul A. Welborn  
Representative: Brown & Ortiz, P. C. (James Griffin)  
Location: 4531 Emil  
Legal Description: Lot 12, NCB 10613  
Total Acreage: 0.9206  
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:** "R-5" Residential Single-Family District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 14

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

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

**Applicable Agencies:** None

## **Property Details**

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

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

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

**Direction:** North

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

**Current Land Uses:** Freight

**Direction:** South

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

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

**Direction:** East

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

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

**Direction:** West

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

**Current Land Uses:** Tire Repair, Warehouse and Vacant

**Overlay and Special District Information:** None

## **Transportation**

**Thoroughfare:** Emil Street

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

**Proposed Changes:** None known

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

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

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

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

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

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

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

### **1. Consistency:**

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

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

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

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

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

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

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

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

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

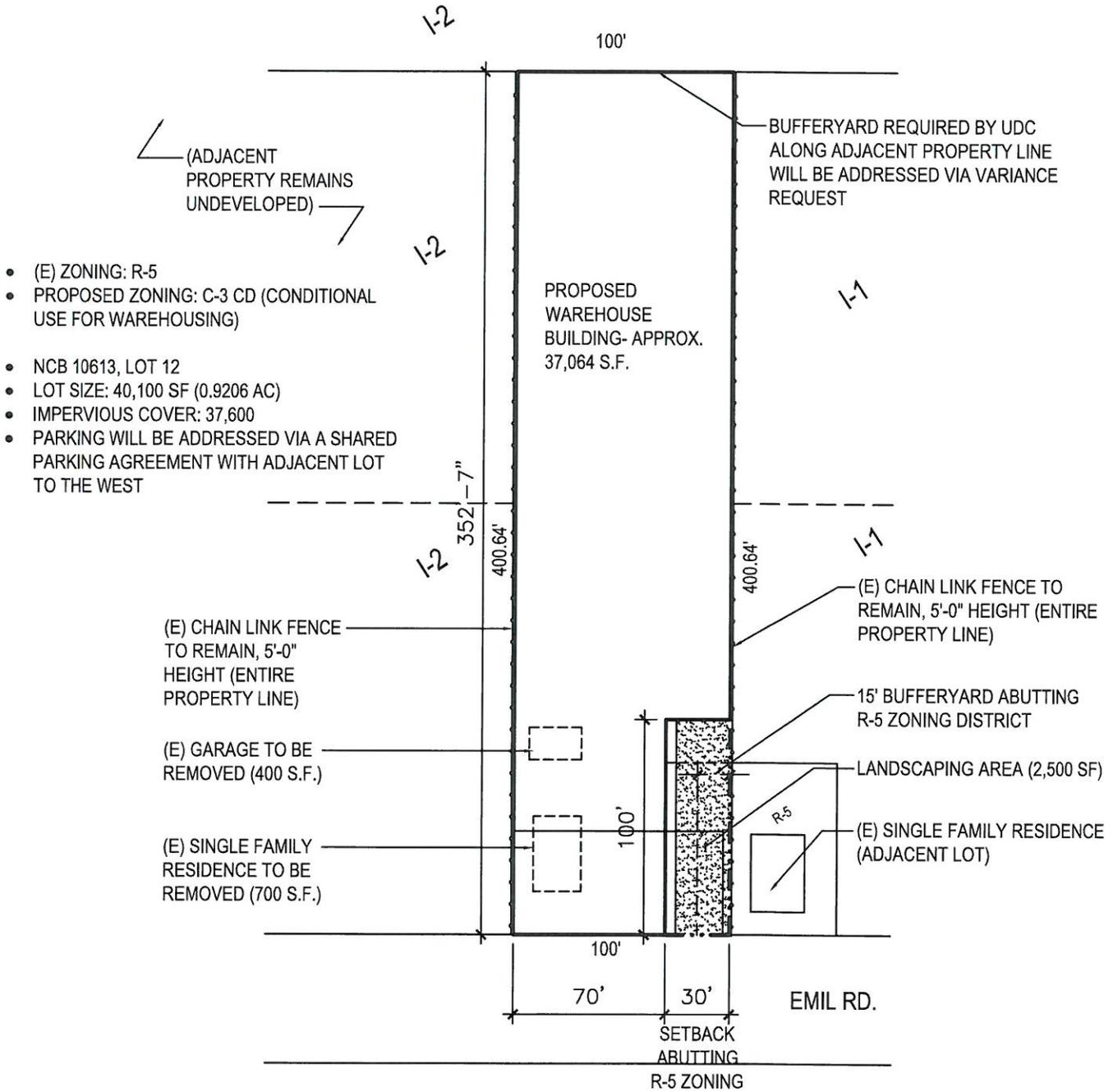
### **6. Size of Tract:**

The subject property is 0.9206 acres in size, which should be able to reasonably accommodate the uses permitted in the "C-3" district.

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

None.

22014245

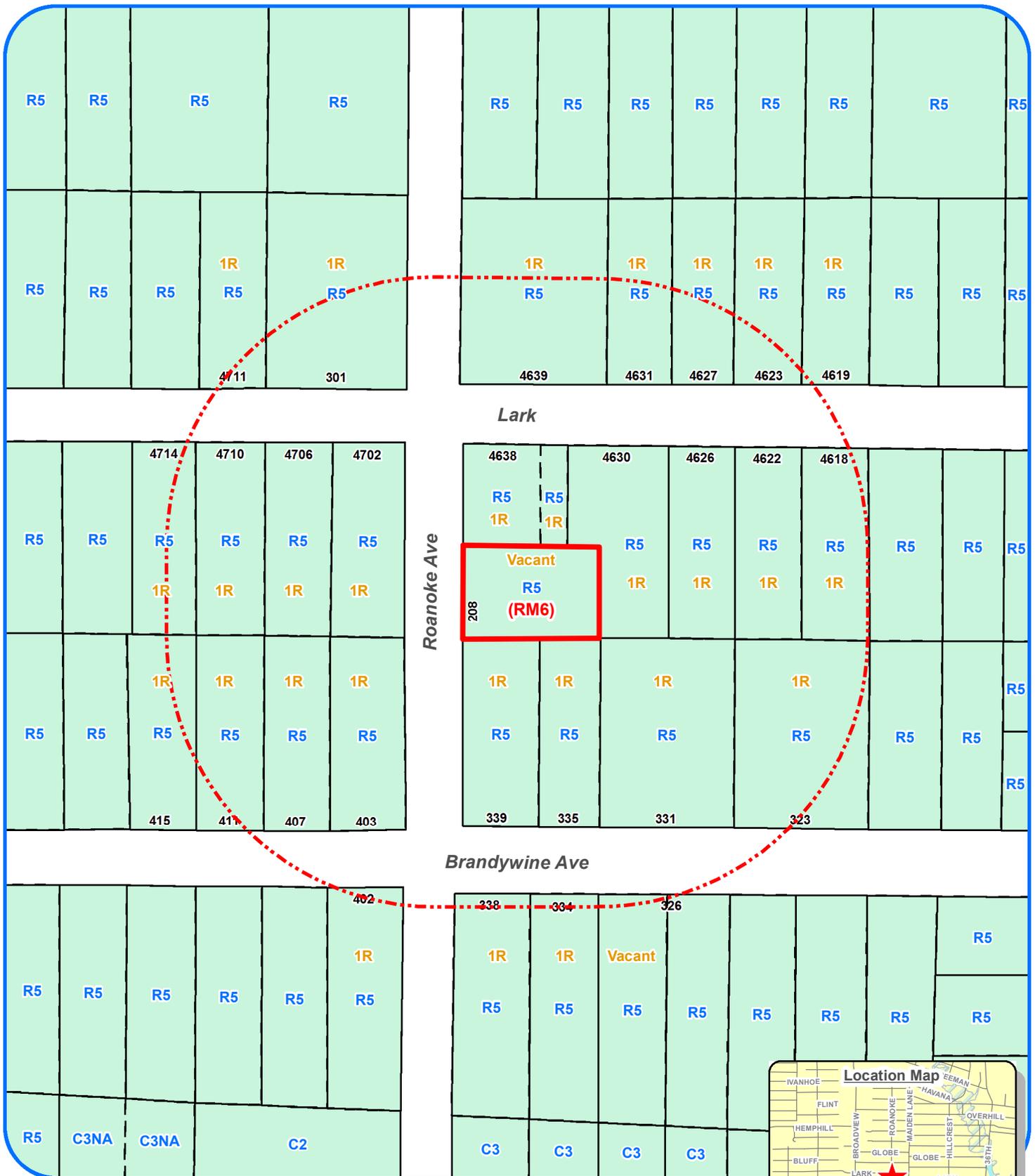


SITE PLAN:  
REZONING FOR 4531 EMIL

SCALE: 1" = 70'



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



## Zoning Case Notification Plan

### Case Z-2014-246

Council District: 7

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

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

#### Legend

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



Development Services Dept  
City of San Antonio  
(08/26/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014246  
Hearing Date: September 16, 2014  
Property Owner: Carlos & Vanessa Abelar  
Applicant: Carlos Abelar  
Representative: P. W. Christensen, P. C. (Patrick Christensen)  
Location: 208 Roanoke Avenue  
Legal Description: 0.1607 of an acre out of Lots 409 & 410, NCB 11432  
Total Acreage: 0.1607  
City Council District: 7  
Case Manager: Krystin Ramirez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

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

#### **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:** 32

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

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

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

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, East, South and West

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

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

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

## **Transportation**

**Thoroughfare:** Roanoke Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Brandywine Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Lark

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 82 and 282 operate along Culebra Road.

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

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

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

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

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

**1. Consistency:**

The subject property is not located within an approved neighborhood plan but is located within a primarily single-family residential neighborhood. Therefore, a two-family dwelling is not consistent with the existing character of the neighborhood. A single-family residence is more appropriate for the subject property.

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

Staff finds that the request may increase traffic in the surrounding area because the proposed development is inconsistent with the current development pattern.

**3. Suitability as Presently Zoned:**

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

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

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

**5. Public Policy**

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

**6. Size of Tract:**

The subject property totals 0.1607 of an acre in size, which reasonably accommodates the uses permitted in "R-5".

**7. Other Factors:**

Should the request be approved the property owner will need to comply with all permitting and development regulations set forth by the Development Services Department and the Unified Development Code.



## Zoning Case Notification Plan

### Case Z-2014-247

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01837 - BLOCK 015 - LOT 13 & W 13.5 ft of Lot 14

#### Legend

- Subject Properties ——— (0.198 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(08/26/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014247 CD  
Hearing Date: September 16, 2014  
Property Owner: Isabel Owen & Benjamin Bowman  
Applicant: Isabel Owen & Benjamin Bowman  
Representative: Isabel Owen & Benjamin Bowman  
Location: 121 West Woodlawn Avenue  
Legal Description: Lot 13 and the West 13.5 Feet of Lot 14, Block 15, NCB 1837  
Total Acreage: 0.1983  
City Council District: 1  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 September 12, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Monte Vista Historical Association

**Planning Team:** Monte Vista Neighborhood Plan-0

**Applicable Agencies:** 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 is not platted and the existing 3,950 square foot residential structure was built in 1912.

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

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

**Direction:** North

**Current Base Zoning:** "C-2", "C-1", "RM-4" and "R-4"

**Current Land Uses:** Retail Store, Professional Office and Single-Family residences

**Direction:** South

**Current Base Zoning:** "C-2", "C-1" and "R-4"

**Current Land Uses:** Parking Lot, Professional Office, Restaurant, Inn, Multi-Family Residences, Single-Family Residences

**Direction:** East

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

**Current Land Uses:** Professional Office

**Direction:** West

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

**Current Land Uses:** Single-Family Residences and Multi-Family residences

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

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 Woodlawn Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** West Mistletoe Avenue 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

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

### **Multi-Family Dwellings**

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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

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

### **1. Consistency:**

The subject property is located within the Monte Vista Neighborhood Plan which does not have a land use component of the plan; however, the requested "R-4" base zoning district with a conditional use for three dwelling units 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. Most of the properties on this block of West Woodlawn Avenue are developed as multi-family residences 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 residential and commercial uses. The requested conditional use for three dwelling units 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.

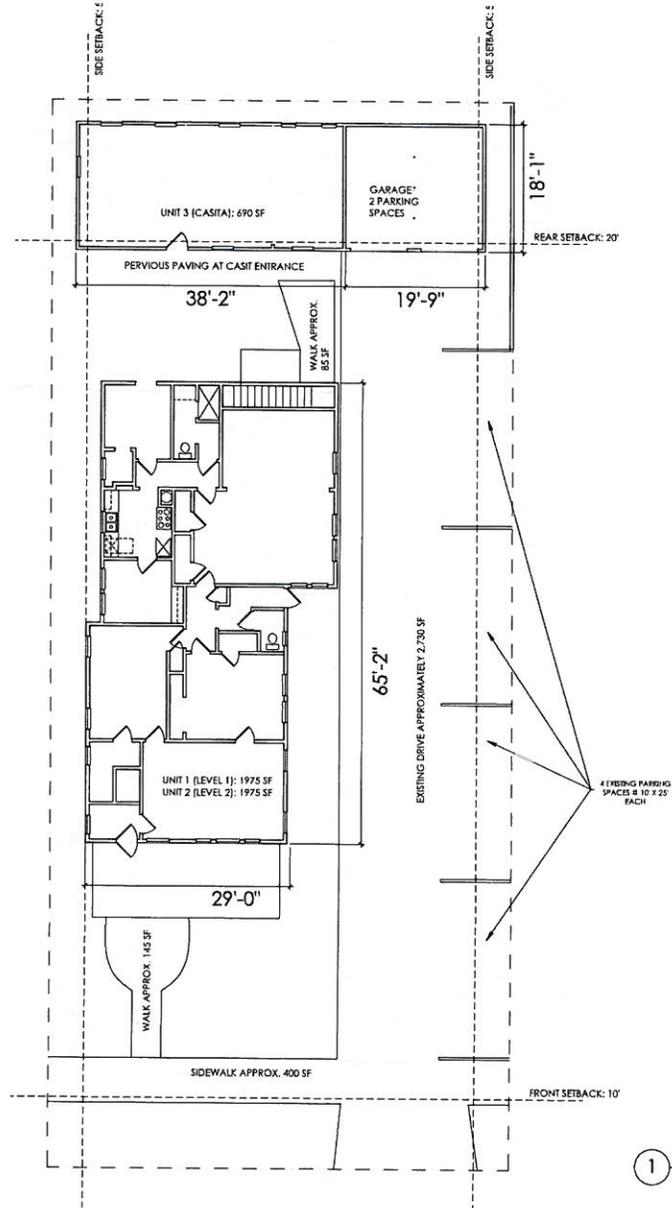
### **6. Size of Tract:**

The subject property is 0.1983 of an acre in size, which is sufficient to accommodate the proposed conditional use for three dwelling units and all required off-street parking requirements.

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

None.

72014247



**Site Areas**

Building	Area (sf)
Primary Structure- Unit 1	1,975
Primary Structure- Unit 2	1,975
Casita	690
Garage	357
<b>Total</b>	<b>4,997</b>

Impervious Cover	Area (sf)
City Sidewalk	400
Front Walkway	145
Drive	2,730
Rear Walkway	85
<b>Total</b>	<b>3,360</b>

"H R-4 CD" WITH A CONDITIONAL USE FOR THREE DWELLING UNITS

USE OF PROPERTY TO BE CONVERTED FROM COMMERCIAL / RESIDENTIAL TO SOLELY RESIDENTIAL.

WE, BEN BOWMAN AND ISABEL OWEN, THE PROPERTY OWNERS, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF CONDITIONAL ZONING OF 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.

CASITA COMPONENT OF PROPERTY IS NOT BUILT IN COMPLIANCE WITH CURRENT SETBACK REQUIREMENTS. IF PROPERTY REQUIRES FUTURE RECONSTRUCTION IT WILL BE BUILT IN COMPLIANCE WITH CURRENT ZONING SETBACKS.

\*\*\*NOTE:  
EXISTING SITE PLAN REPRESENTED ON SURVEY HERE TO REMAIN IN THE CURRENT CONFIGURATION. NO CHANGES TO SITE PLAN WILL BE CREATED AS A RESULT OF THIS CONDITIONAL ZONING REQUEST.

1 EXISTING & PROPOSED SITE PLAN  
SCALE 1/8" = 1'-0"



No. Date & Description of Issue

2014.08.14 Conditional Zoning Submittal

**121 Woodlawn Conditional Zoning**

121 W Woodlawn  
San Antonio, Texas 78212

OWNER

**Isabel Owen**

410 E. Curson  
San Antonio, Texas 78208  
210-317-2170

OWNER

**Ben Bowman**

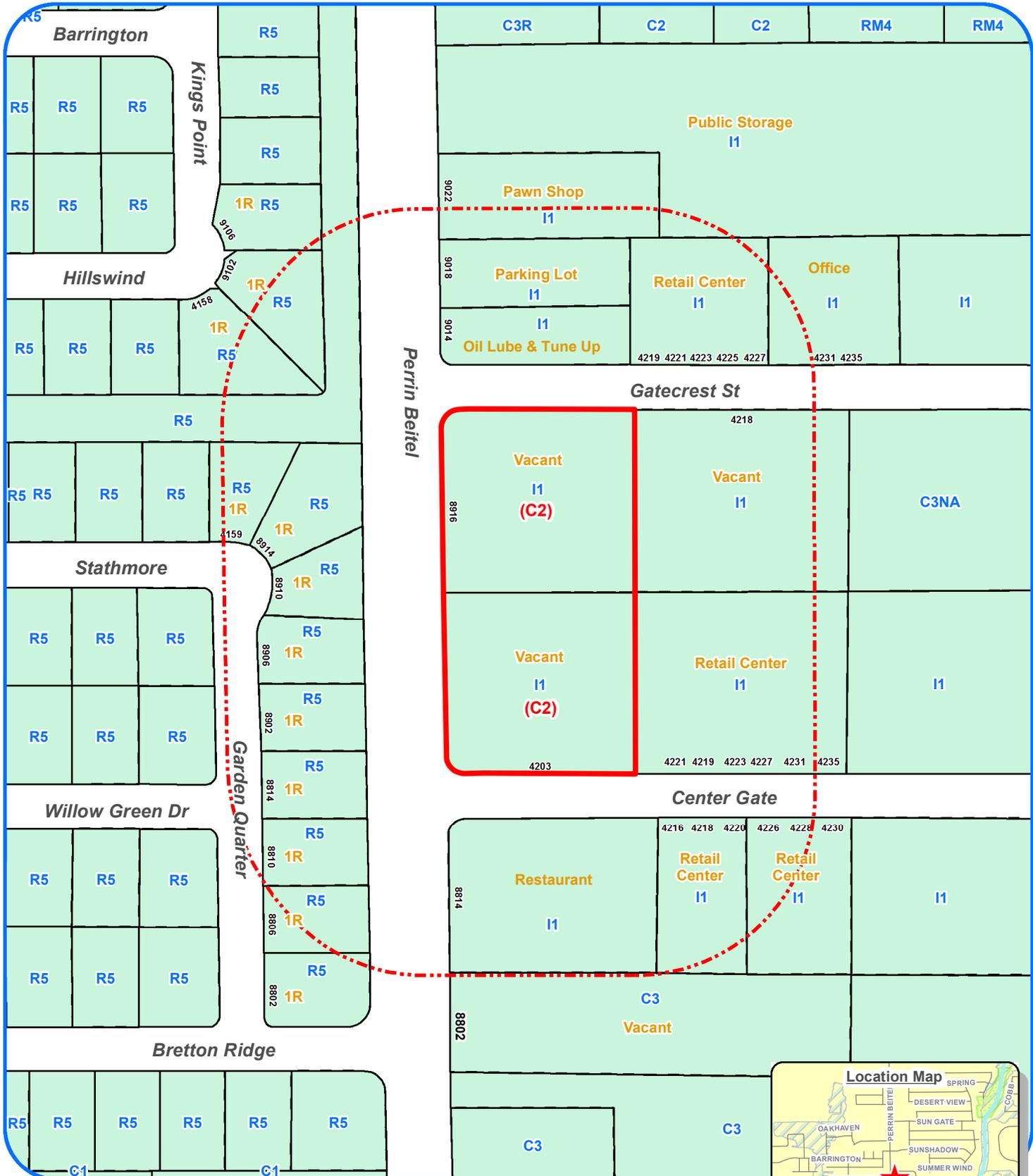
410 E. Curson  
San Antonio, Texas 78208  
210-332-8193

88

10

August 14, 2014  
Conditional Zoning

EX 0.01



**Zoning Case Notification Plan**

**Case Z-2014-248**

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 16617 - BLOCK 001 - LOT 1 & 6

- Legend**
- Subject Properties (1.6184 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  
 (08/27/2014 - 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 #: Z2014248  
Hearing Date: September 16, 2014  
Property Owner: AN SI , Inc. (Anuar Name, President)  
Applicant: Rick Thompson  
Representative: Rick Thompson  
Location: 8916 Perrin Beitel & 4203 Center Gate Drive  
Legal Description: Lots 1 and 6, Block 1, NCB 16617  
Total Acreage: 1.6184  
City Council District: 10  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

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#### **Proposed Zoning Change**

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

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 3, 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:** 26

**Registered Neighborhood Associations within 200 feet:** The Greater Marymont Area

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

**Applicable Agencies:** None.

## **Property Details**

**Property History:** The subject property is currently undeveloped and was annexed in 1971. The subject property was originally zoned "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District.

The purpose of the rezoning request is to allow the development of a retail store.

**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, South and East

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

**Current Land Uses:** Oil, Lube and Tune-Up, Retail Centers, Vacant Land and a Restaurant

**Direction:** West

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

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

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

## **Transportation**

**Thoroughfare:** Perrin Beitel

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

**Proposed Changes:** None known

**Thoroughfare:** Gatecrest Street

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

**Proposed Changes:** None known

**Thoroughfare:** Center Gate

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA busline is the number 14 line, which operates along Perrin Beitel Road.

**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 determined by type of use and building size. The zoning application refers to a proposed retail use.

Retail uses typically require a minimum of 1 parking space per 300 square feet of GFA and a maximum of 1 space per 200 square feet of GFA.

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

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

### **1. Consistency:**

The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is identified as Mixed Use in the future land use component of the plan. The “C-2” zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties. The requested zoning will allow a range of office, retail and service uses on the property.

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

The current “I-1” base zoning district is not consistent with the Mixed Use land use designation. New industrial uses would not be appropriate and are unlikely due to the property’s location near residences and within an established commercial corridor.

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

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

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

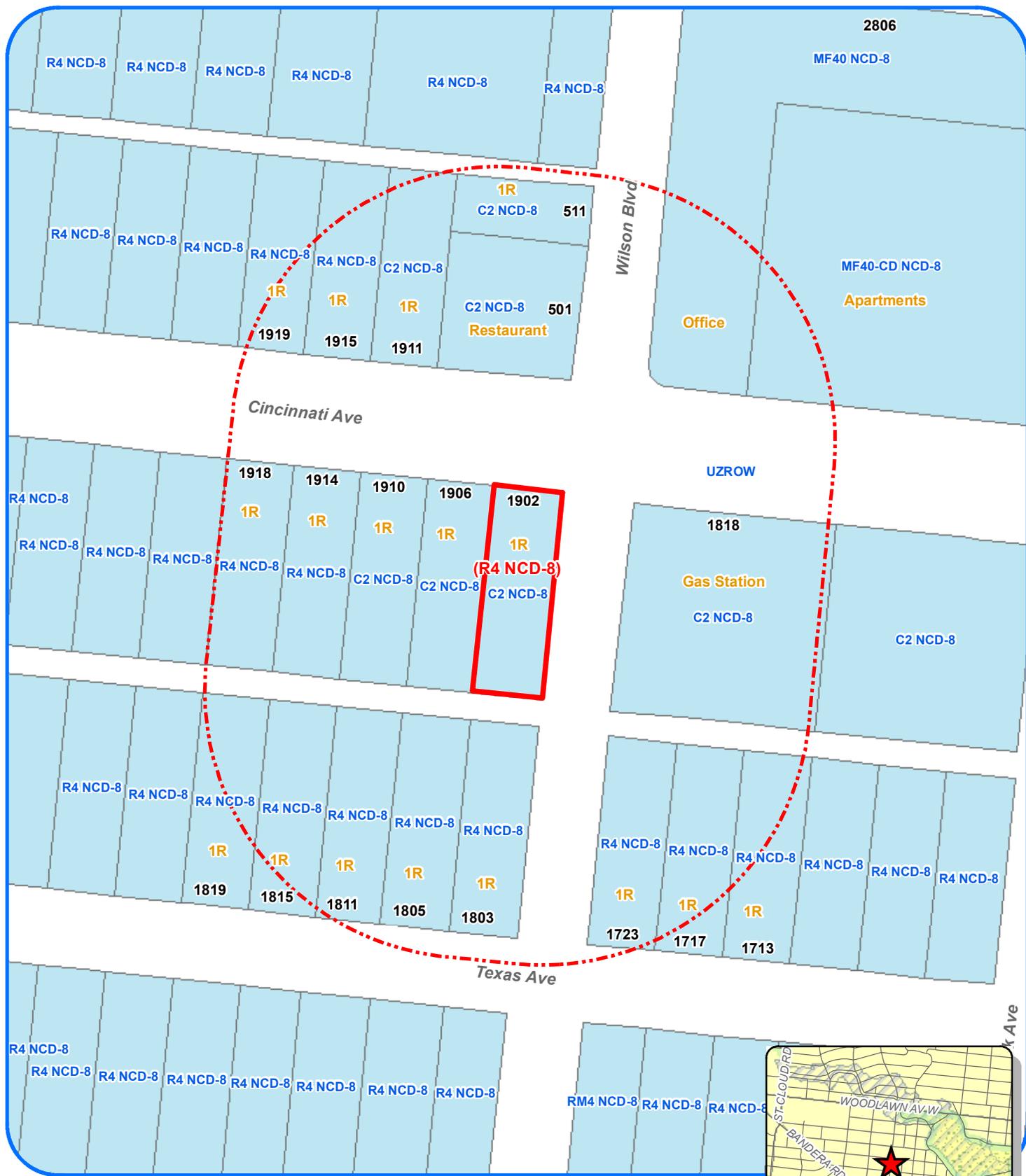
The existing “I-1” zoning is not consistent with the adopted “Mixed Use” land use designation.

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

The subject property is 1.6184 acres, which is of sufficient size to accommodate uses permitted in “C-2”.

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

While the down-zoning of this property could impose buffer requirements on new development of the abutting property along Gatecrest Street, the abutting property along Center Gate is fully developed. Existing properties are not required to conform to the buffer regulations unless new construction occurs.



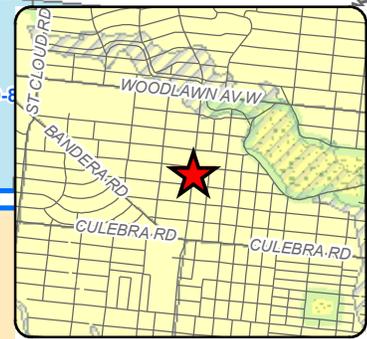
## Zoning Case Notification Plan

### Case Z2014-249

Council District: 7  
 School District: SAISD  
 Scale: 1" approx. = 100 Feet

#### Legend

- Subject Properties ——— (0.1791 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  
 (8/27/2014 - S. Murphy)

Subject Property Legal Description(s): NCB 6920 BLK 0 LOT 13

**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 #: Z2014249  
Hearing Date: September 16, 2014  
Property Owner: Mary Ann Torralva  
Applicant: Mary Ann Torralva  
Representative: Gilbert S. Torralva, III  
Location: 1902 Cincinnati Avenue  
Legal Description: Lot 13, NCB 6920  
Total Acreage: 0.1791  
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-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Area Neighborhood Conservation Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 2, 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:** 21

**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake Community Association

**Planning Team:** Near Northwest Community Plan-17

**Applicable Agencies:** 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 "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District. The property is not platted but is developed with a residential structure measuring 1,217 square feet in size that was built in 1930.

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

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

**Direction:** North

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

**Current Land Uses:** Restaurant, Professional Office, Apartments and Single-Family Residences

**Direction:** South and West

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

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

**Direction:** East

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

**Current Land Uses:** Gas Station and Single-Family Residences

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

The Woodlawn Lake Area Neighborhood Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

## **Transportation**

**Thoroughfare:** Cincinnati Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Wilson Boulevard

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 89, 289 and 522 operates along Wilson Boulevard, 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:** The on-site vehicle parking requirements for residential uses are determined by the number of dwelling units.

### **Single-Family Dwelling**

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

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

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

### **1. Consistency:**

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

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

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

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

The existing "C-2" district may be appropriate for the subject property; however, the property has long been used as a single-family residence. Additionally, the adopted land use plan encourages low density residential development on this block of Cincinnati Avenue.

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

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

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

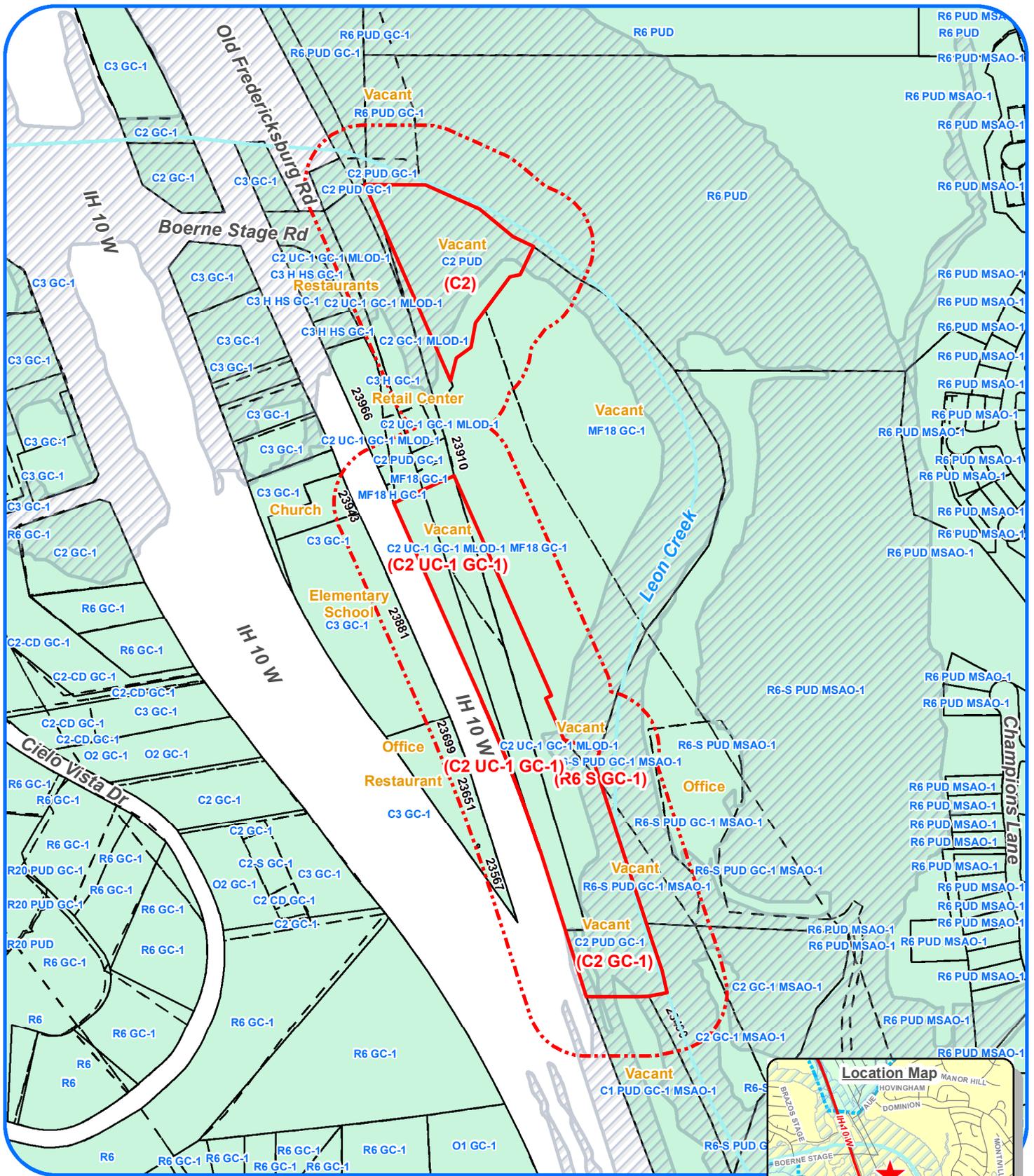
The request does not appear to conflict with any public policy objective.

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

The subject property is 0.1791 of an acre in size, which is sufficient to accommodate the proposed "R-4" base zoning district.

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

The subject property has always been used for single-family residential uses. The property does qualify for non-conforming use rights; however, the owner is requesting to demolish the existing structure and rebuild the structure to exceed the current square footage. In accordance with Section 35-702 of the UDC, the expansion of a use is not permitted under a non-conforming use rights.



# 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)



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

Development Services Dept  
City of San Antonio  
(08/27/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014250

Hearing Date: September 16, 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 first public hearing for this zoning case.

### 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 pattern.

**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.