

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, September 17, 2013
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
Dan Martinez – District 2	Francine Romero – District 8
Terry Boyd – District 3	Rick McNealy – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for September 17, 2013.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of the September 3, 2013 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2013148 S (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021 on Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021; 1310, 1318, 1322, 1326 and 1334 West Ashby Place.
7. **ZONING CASE NUMBER Z2013171 (Council District 10):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District and “O-2 MC-3 AHOD” High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and “IDZ MC-3 AHOD” Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lot 13, Block 10, NCB 11851 on a portion of the 3800 Block of Harry Wurzbach Road.
8. **ZONING CASE NUMBER Z2013175 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “HE I-2 AHOD” Historic Exceptional Heavy Industrial Airport Hazard Overlay District to “IDZ” Infill Development Zone with uses permitted in “MF-40” Multi-Family District and “C-2” Commercial District on 1.491 acres out of Block 96, NCB 271, save and except Lot 22, Block 96, NCB 271; and “IDZ” Infill Development Zone with uses permitted in “MF-40” Multi-Family District on Lot 22, Block 96, NCB 271, with the "AHOD" Airport

Hazard Overlay District and “HE” Historic Exceptional Overlay District remaining unchanged on 1.491 acres out of Block 96, NCB 271 on portions of the 500 Block of El Paso Street, the 700 Block of South Medina Street, and the 700 Block of South Frio Street.

9. **ZONING CASE NUMBER Z2013188 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Machine Shop, Warehousing and a Microbrewery on Parcel 106, NCB A-30; 1.4034 acres out of Lot A-1, NCB A-30 (also known as NCB 30); and 0.407 of an acre out of Lot A19, NCB 6392; 2000 and 2008 South Presa Street and 410 West Boyer.
10. **ZONING CASE NUMBER Z2013189 CD (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on 0.0886 of an acre out of Lot 4, Block C, NCB 2875; 306 Forrest Avenue.
11. **ZONING CASE NUMBER Z2013193 CD (Council District 1):** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 1, Block 4, NCB 11714; 9503 Lorene.
12. **ZONING CASE NUMBER Z2013194 CD (Council District 8):** A request for a change in zoning from “R-20 UC-1 GC-1 MSAO-1 MLOD-1” Residential Single-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “R-20 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “C-2 CD UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and “C-2 CD GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales on 3.991 acres out of Lots 8A and 8B, NCB 35733; 6930 and 6910 Oak Drive.
13. **ZONING CASE NUMBER Z2013195 (Council District 6):** A request for a change in zoning from “DR” Development Reserve to “I-1” General Industrial District on Lot 10, NCB 34449 on a portion of the 6000 block of Leslie Road.
14. **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.
15. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

Case Z-2013-148 S

Council District 1

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 02021 - BLK 010 - LOTS 5 thru 12

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

Legend

- Subject Properties (1.328 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
(08/20/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013148 S

Hearing Date: September 17, 2013

Property Owner: St. Ann Catholic Church & Archdiocese of San Antonio (by Father Jim J. Rutkowski and Most Reverend Gustavo Garcia Siller, M.Sp.S., Archbishop of San Antonio)

Applicant: Felipe Hinojosa

Representative: Felipe Hinojosa

Location: 1310, 1318, 1322, 1326 and 1334 West Ashby Place

Legal Description: Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021

Total Acreage: 1.3287

City Council District: 1

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the September 3, 2013 public hearing due to a delay with the related plan amendment case.

Proposed Zoning Change

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021

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 16, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 21, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Neighborhood Associations: Beacon Hill Neighborhood Association is located within 200 feet.

Planning Team Members: 11 (Midtown Neighborhood Plan)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 City-initiated large-area case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. Lots 10, 11, and 12 are currently developed with a commercial structure measuring 7,410 square feet that was built in 1950. A detached garage measuring 1,320 square feet was later added to the site in 1995. Lots 7, 8 and 9 are currently undeveloped. Lots 5 and 6 are currently utilized as a playground.

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

Adjacent Zoning and Land Uses

Direction: North

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

Current Land Uses: Elementary School, Church and Retail Centers

Direction: West and South

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

Current Land Uses: Single-Family, Two-Family, Three-Family, and Four-Family Residences and Vacant Land

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Parking Lot, Paint Store and Restaurant

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

Transportation

Thoroughfare: West Ashby Place, St. Ann and Cincinnati

Existing Character: Local Streets; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 96, 97, 289 and 296 lines, which operate along Fredericksburg Road.

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

Parking Information: The UDC does not list parking requirements specifically for meeting facilities. The closest listing similar to a meeting facility would be Clubhouse – Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The requisite site plan indicates that a total of 40 parking spaces will be provided on the subject property, and indicates the property owner's intent to utilize an adjacent property to fulfill the parking requirement.

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 properties are located within the Midtown Neighborhoods Plan and are 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 future land use designation. A plan amendment has been initiated to change the land use designation to Public Institutional. Planning Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject properties are located in an area with a mix of commercial, single-family, two-family and four-family dwellings. Although the subject properties currently have residential zoning, they are developed or are utilized as nonresidential, church-related uses. The subject property is in close proximity to Fredericksburg Road. The existing transportation infrastructure can support any additional demand, if any, generated by the requested zoning change. Additionally, there is a 15-foot wide alley that will mitigate the impact of the proposed development on the residential neighborhood located south of the subject properties.

3. Suitability as Presently Zoned:

The existing zoning district may be suitable for the property's location; but the existing nonresidential structure and uses make future residential development unlikely. Further, being that the current use of the properties are not residential, the proposed use will not result in loss of existing housing stock.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

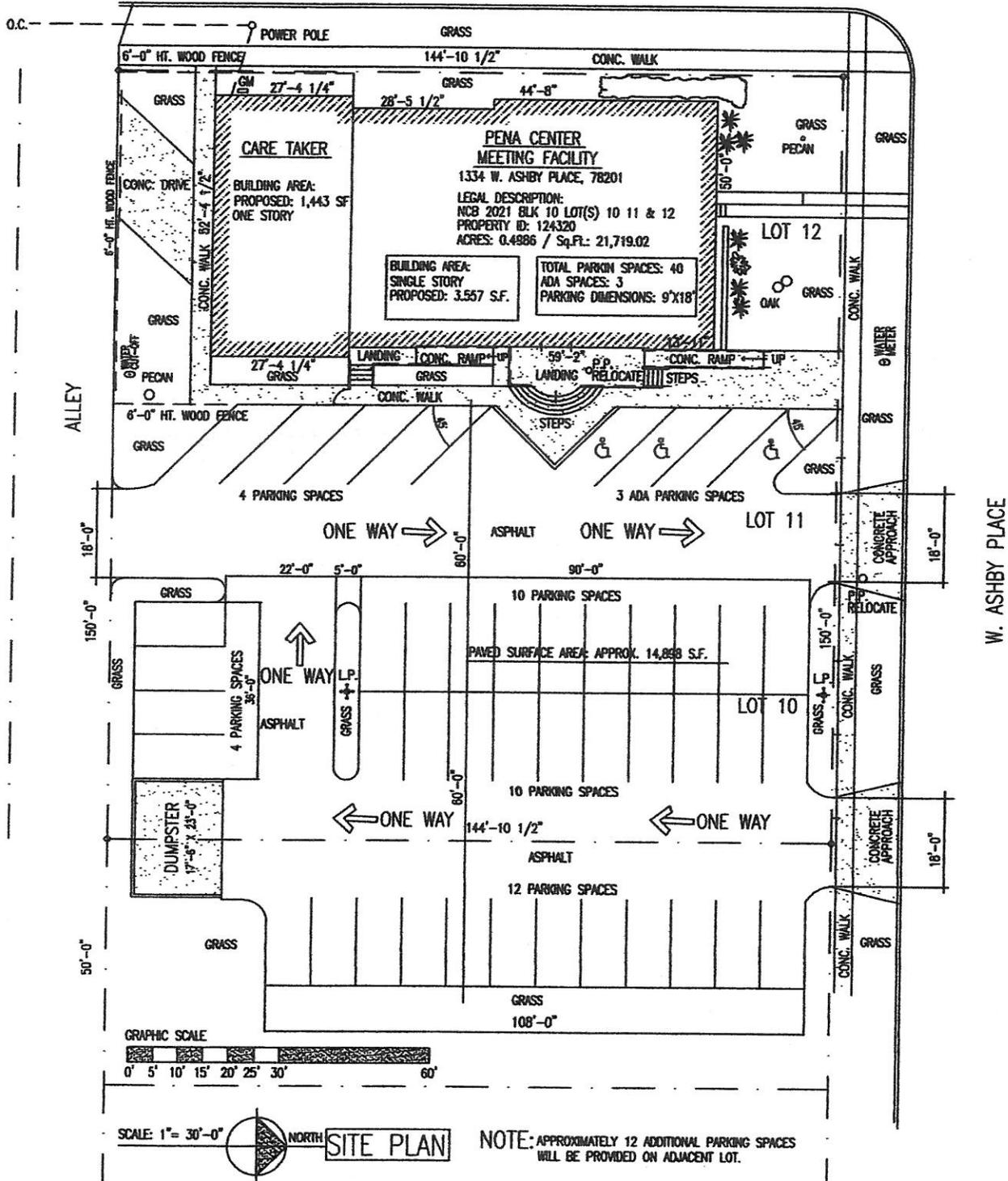
6. Size of Tract:

The subject properties are 1.3287 acres and appear to be of sufficient size to accommodate the proposed uses.

7. Other Factors:

None.

SAINT ANN STREET



ST. ANN PARISH THE PROPERTY OWNER REPRESENTATIVE, ACKNOWLEDGE THAT THIS SITE PLAN IS SUBMITTED FOR THE PURPOSE OF REZONING THESE PROPERTIES IS IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNITED 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 CHANGE REQUEST FOR THE FOLLOWING:
FROM R6 TO C2S



Zoning Case Notification Plan

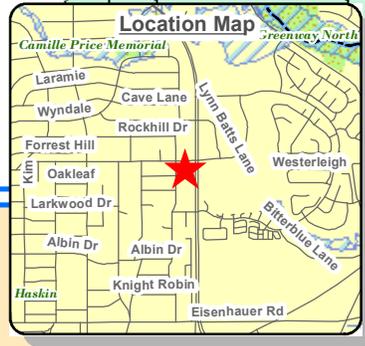
Case Z-2013-171

Council District: 10
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 11851 - BLK 010 - LOT 013

Legend

- Subject Properties ——— (2.308 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (09/10/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013171

Hearing Date: September 17, 2013

Property Owner: Village at Oakwell Farms, Ltd. (by Bakke Development Corp., General Partner, by Phillip P. Bakke, President)

Applicant: Phillip P. Bakke

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

Location: A portion of the 3800 Block of Harry Wurzbach Road

Legal Description: Lot 13, Block 10, NCB 11851

Total Acreage: 2.308

City Council District: 10

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "O-2 MC-3 AHOD" High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 22

Neighborhood Associations: Oak Park-Northwood Neighborhood Association

Planning Team Members: 34 - Northeast Inner Loop Neighborhood Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in September of 1952, and was originally zoned “E” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2” High-Rise Office District. The property was platted into its current configuration in 2013 (Volume 9655, Page 217-222 Deed Records of Bexar County, Texas) and is undeveloped.

The subject property has registered Development Preservation Rights (DPR) that allow the reconstruction of multi-family dwellings with a maximum density of 47 units per acre. The subject property also has registered Reserved Uses, that includes a wide range of retail and commercial uses that would not otherwise be permitted by-right in the “O-2” district. Approval of the requested rezoning will nullify the previous DPR and Reserved Use registrations for the subject property.

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

Adjacent Zoning and Land Uses

Direction: West

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Dwellings

Direction: North

Current Base Zoning: “R-5”

Current Land Uses: Church/School

Direction: East

Current Base Zoning: “C-2” and “C-3”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: “O-2”

Current Land Uses: Vacant Land

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

Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay District (MC-3) – an overlay district with site and building design standards developed through a community based process. The site and building design standards included with this overlay district were developed to: ensure that the individual actions of property owners contribute to the overall appearance and function of the Corridor; complement and serve the surrounding established neighborhoods; ensure the preservation of this historic corridor; and provide for a fair and objective review process for new development projects.

Transportation

Thoroughfare: Harry Wurzbach Road

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with center turn lanes, center medians, and sidewalks

Proposed Changes: None known

Thoroughfare: Urban Crest Road and Robin Rest Drive

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

Proposed Changes: None known

Public Transit: The VIA bus line number 509, operates along Harry Wurzbach Road, with multiple stops.

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

Parking Information: Dwelling - 1Family - Minimum Parking Requirement: 1 per unit. Maximum Parking Requirement: N/A. Infill Development Zone waives off-street parking requirements.

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency: The subject property is located within the Northeast Inner Loop Neighborhood Plan and is designated as High Density Residential in the future land use component of the plan. The requested "IDZ" base zoning district is not consistent with the adopted land use designation. A plan amendment has been initiated, requesting to change the land use designation to Medium Density Mixed Use. Staff and Planning Commission recommend approval of the plan amendment.

Medium Density Mixed Use allows for a concentrated, well structured and integrated blend of higher density residential, retail, professional services, office, entertainment and other land uses. The rezoning request limits the use of the subject property to single-family residential uses, while proposing small lot sizes and higher density.

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 "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Rezoning this property to "IDZ" will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned: The adopted Northeast Inner Loop Neighborhood Plan identifies the subject property as High Density Residential in the Future Land Use component of the plan. The existing "O-2" zoning district is not consistent with the adopted land use plan. The "O-2" district is meant to accommodate high-rise offices buildings with multiple tenants offering a wide range of services.

The requested zoning and proposed development would serve as an appropriate transition between the established, large-lot residential neighborhood located to the west and the arterial thoroughfare located to the east. Higher-density residential uses are most appropriately located at the periphery of low-density neighborhoods and along arterial thoroughfares. Other small-lot single-family and townhome developments exist to the south along both sides of Harry Wurzbach.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. The requested zoning would preserve the existing character of single-family uses in the neighborhood and promote redevelopment.

5. Public Policy: The Northeast Inner Loop Neighborhood Plan was adopted in 2001 and updated in 2008. The plan was adopted as components of the City's Comprehensive Master Plan.

Objective 1.1: Housing Character and Development - Maintain the distinctive character of the neighborhoods housing. Build upon the diversity of old and new existing housing that includes single-family as well as multi-family (condos, townhomes, duplexes and small apartments).

6. Size of Tract: The subject property is 2.308 acres and appears to be of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district, as shown on the requisite site plan.

7. Other Factors: Staff finds this request reasonable and beneficial for the Northeast Inner Loop community area. The request to develop this site with single-family lots is consistent with the goals and objectives in the Northeast Inner Loop Neighborhood Plan.

22013171

IDZ SITE PLAN NOTES:

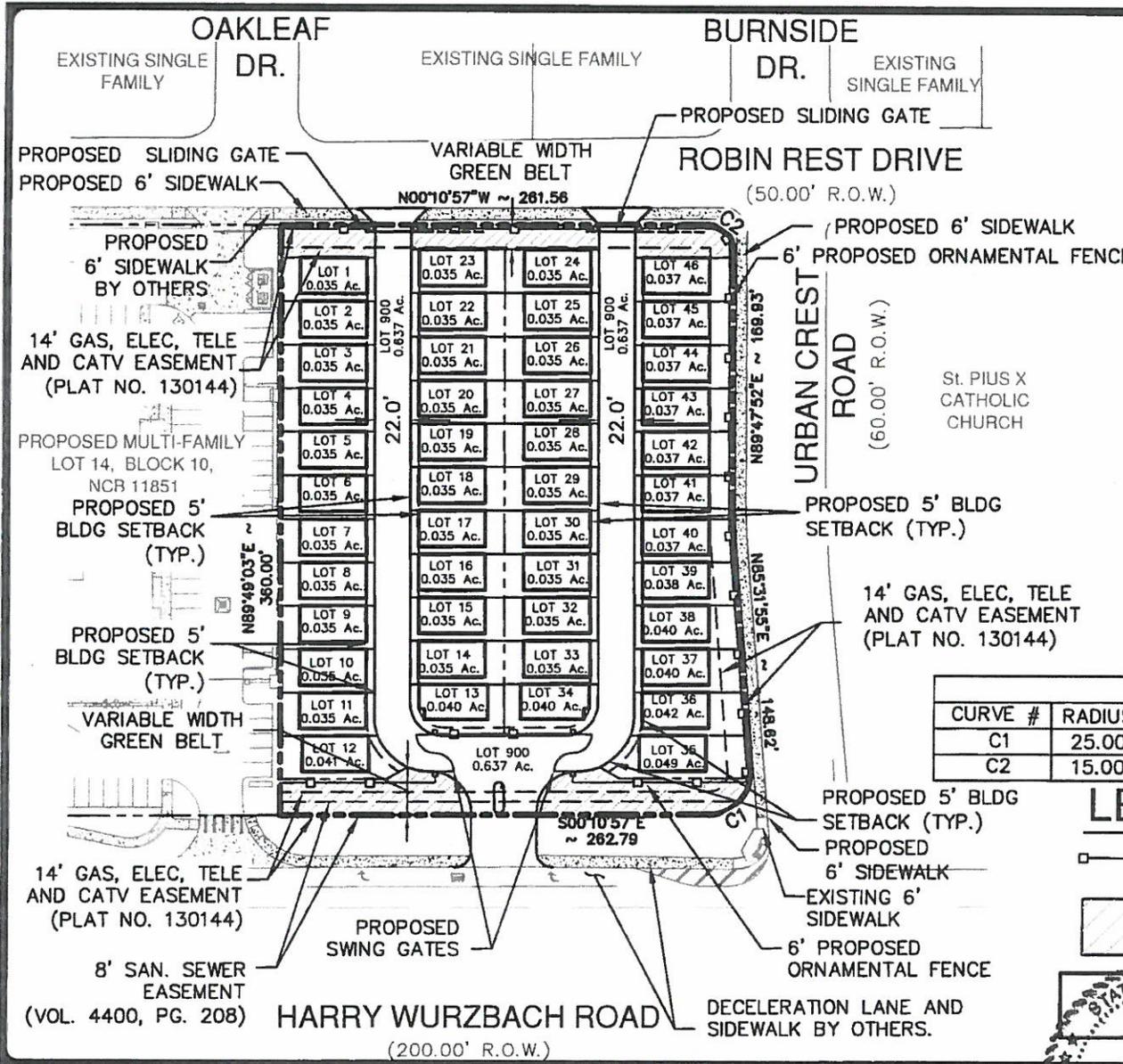
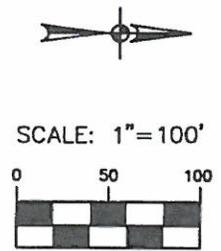
TOTAL NUMBER OF LOTS = 47
 SITE SIZE 2.308 ACRES
 (LOT 13, BLOCK 10, NCB 11851)
 BUILDING FOOTPRINT (TYP.) 40'X22' (900 S.F.)
 DRIVE AISLES 21,929 S.F.
 PROPOSED 6' PUBLIC SIDEWALK 3,571 S.F.
 INTENDED SITE USE IS RESIDENTIAL HOUSING

I, PHIL BAKKE, THE PROPERTY OWNER, ACKNOWLEDGE THAT THE 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 THE 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	94°17'08"	S47°19'31"E	36.65'	41.14'
C2	15.00'	89°58'48"	N44°48'27"E	21.21'	23.56'

LEGEND

- 6' PROPOSED ORNAMENTAL FENCE
- GREEN BELT
- PROPOSED BUILDING FOOTPRINT



JOB NO. 7238-07
 DATE AUG 2013
 DESIGNER MJ
 CHECKED MJ DRAWN JL
 SHEET C1.10

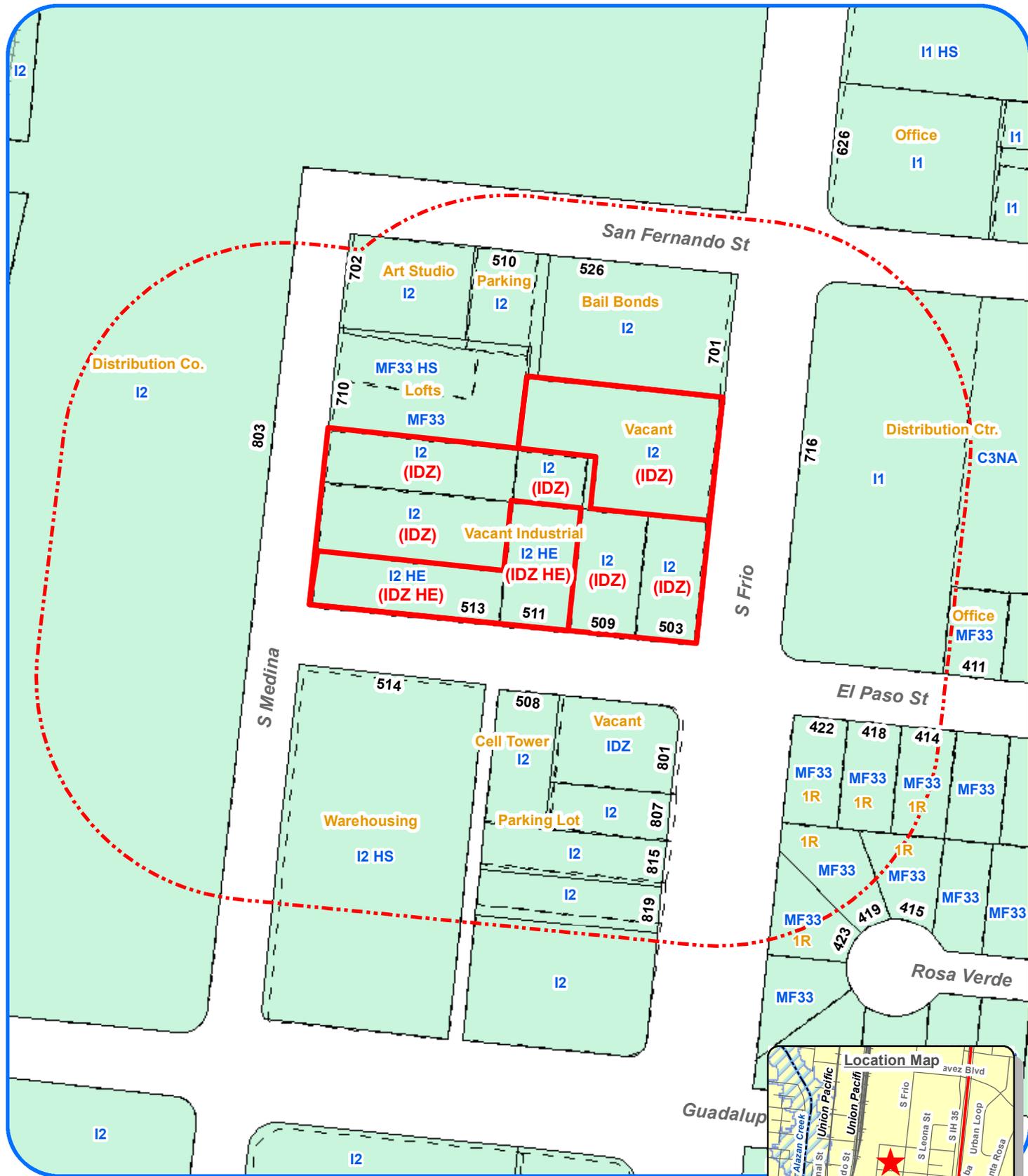
URBAN CREST RESIDENTIAL
 SAN ANTONIO, TEXAS
 IDZ SITE PLAN

MATT JOHNSON
 64827
 LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
 655 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Aug 06, 2013, 3:27pm User ID: JLarge File: P:\12\38\107\Design\Civil\IDZ Site Plan\CA 723807.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Zoning Case Notification Plan

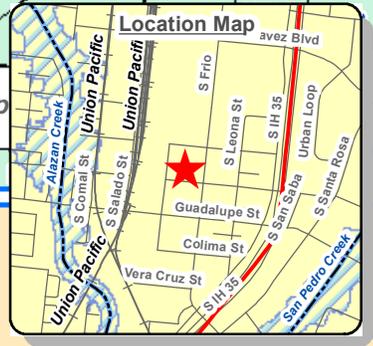
Case Z-2013-175

Council District: 5
 Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 00271 - BLOCK 096 - LOT 5, 6, 7, 8, 9, 10, 11, 12, 18, 20, 22, and part of an alley

Legend

- Subject Properties (1.491 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
 (08/29/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013175

Hearing Date: September 17, 2013

Property Owner: Elmer's Icehouse, LLC by Mark Haag, Manager

Applicant: Michael Spencer

Representative: Michael Spencer

Location: Portions of the 500 Block of El Paso Street; the 700 Block of South Medina Street; and the 700 Block of South Frio Street

Legal Description: 1.491 acres out of Block 96, NCB 271

Total Acreage: 1.491

City Council District: 5

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District on 1.491 acres out of Block 96, NCB 271, save and except Lot 22, Block 96, NCB 271; and "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District on Lot 22, Block 96, NCB 271, with the "AHOD" Airport Hazard Overlay District and "HE" Historic Exceptional Overlay District remaining unchanged.

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 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 5, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 27

Neighborhood Associations: None

Planning Team Members: 67 – Downtown Neighborhood Plan

Applicable Agencies: None

Property Details

Property History: The subject property includes both developed and undeveloped areas. The properties are located within the City Limits as they were recognized in 1938. The subject property was originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The existing structures are a complex of commercial buildings, measuring approximately 21,430 square-feet in area, each constructed in 1932. The existing buildings were designated by the City of San Antonio as historic landmarks in 1988. The subject property is not platted in its current configuration, but includes one platted lot, portions of unplatted lots, and portions of an alley that has been vacated by the City.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2", "MF-33" and C-2P S"

Current Land Uses: Bail Bonds, Parking, Art Studio, and Lofts

Direction: West

Current Base Zoning: "I-2"

Current Land Uses: Warehouse and Distribution Center

Direction: South

Current Base Zoning: "I-2" and "IDZ"

Current Land Uses: Warehouse, Wireless Communications Tower, Parking, and Vacant Commercial Structure

Direction: East

Current Base Zoning: "MF-33", "I-1" and "C-3NA"

Current Land Uses: Single-Family Residences, Distribution Company and Offices

Overlay and Special District Information: The subject property and 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.

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

Transportation

Thoroughfare: South Frio Street

Existing Character: Secondary Arterial Type A, 2 lanes in each direction with a center turn lane, with sidewalks

Proposed Changes: None known

Thoroughfare: El Paso Street, South Medina Street and San Fernando Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are numbers 68 and 268, which operate along South Frio Street with multiple bus stops within a block of the subject property.

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

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

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan. The future land use component of the plan identifies 1.134 acres of the subject property as Mixed Use and Lot 22, Block 96, NCB 271 as Residential. The “IDZ” base zoning district and the range of proposed uses are consistent with the adopted land use designations.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “I-2” base zoning district is not consistent with the master plan, and is inappropriate for the area. The “I-2” zoning district is meant to accommodate the most intense, hazardous, and environmentally severe manufacturing uses that typically generate very high volumes of heavy truck traffic. The subject property and surrounding areas are transitioning from previous industrial uses to mixed-use redevelopment. The uses permitted in the “I-2” district are no longer suitable for the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request is consistent with the Downtown Neighborhood Plan, which is a component of the City’s Master Plan; and the request does not appear to conflict with any public policy objective. Additionally, the “IDZ” overlay designation will relieve certain barriers to redevelopment of a vacant, blighted building which is consistent with the City’s goals of increasing development in traditionally underserved areas.

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 size of the tract is large enough to support mixed commercial and multi-family residential development.

7. Other Factors:

The existing structures are recognized as Historic Exceptional landmarks; as such, exterior rehabilitation of the structures will be subject to design review by the Office of Historic Preservation and the Historic and Design Review Commission.

22013175

LOTS 6, 7, 8, 9, 10, 11, 12, 18 and 20

INTENDED USE M/F + Student Housing
WITH Retail Service, Office + Institutional

LOT 22

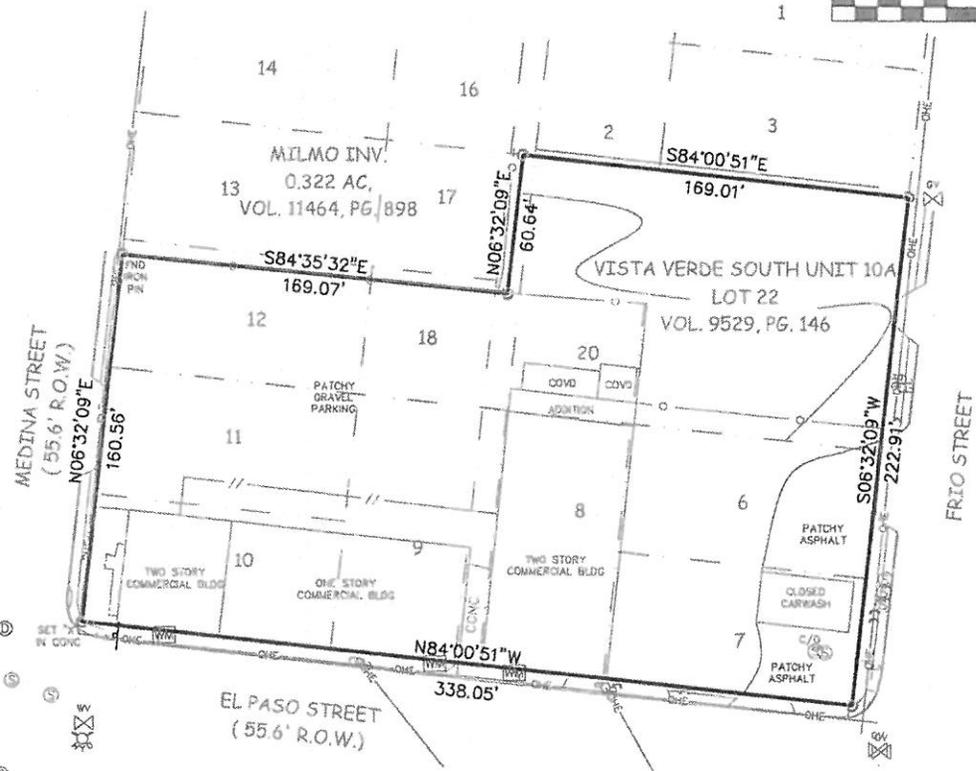
INTENDED USE M/F + Student Housing

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

- LEGEND
- ☐ TELEPHONE PEDESTAL
 - ⊕ POWER POLE
 - ⊗ GAS VALVE
 - ⊕ FIRE HYDRANT
 - ⊗ MANHOLE
 - ⊕ WATER VALVE
 - ⊕ LIGHT POST
 - ⊕ SIGN
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ GUY WIRE
 - OVERHEAD ELECTRIC
 - WIRE FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - ⊕ WATER WELL
 - ⊕ ELECTRIC METER BOX



I, MICHAEL SPICKER, 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 a adherence to any/all city adopted codes at the time of plan submitted for building permits.

NOTES

- 1) BASIS OF BEARING IS WGS 84.
- 2) ALL IRON PINS SET ARE 1" REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
- 3) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) NO CURRENT TITLE COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.

SCALE 1" = 50'

2013 SEP -9 AM 10:47

AS Ace Surveying, Inc.

P. O. BOX 597
DEVINE, TEXAS 78016
830-334-7264
830-665-5796 FAX
acesurveying@abglobal.net

SURVEY OF A 1.491 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 6 THROUGH 11 AND LOT 20 AND PART OF LOTS 12 AND 18 AND PART OF AN ALLEY, BLOCK 96, NCB 271 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALL OF VISTA VERDE SOUTH UNIT 10A ACCORDING TO PLAT RECORDED IN VOLUME 9529, PAGE 146 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF MEDINA:

I, RHONDA K. BUTLER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR #5409

SURVEYED: MAY 31, 2013
FILE NO: bx-so-w-96-05

THIS DRAWING IS THE PROPERTY OF ACE LAND SERVICES AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF ACE LAND SERVICES. ACE LAND SERVICES ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE SHOWN HEREON. ALL RIGHTS RESERVED. COPYRIGHT 2011, ACE SURVEYING, INC.



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013188

Hearing Date: September 17, 2013

Property Owner: L & J Properties, Ltd. and Southern Pacific Tran. Co.

Applicant: City of San Antonio

Representative: Jacob T. Floyd, Senior Planner

Location: 2000 and 2008 South Presa Street and 410 West Boyer

Legal Description: Parcel 106, NCB A-30; 1.4034 acres out of Lot A-1, NCB A-30 (also known as NCB 30); and 0.407 of an acre out of Lot A19, NCB 6392

Total Acreage: 3.287

City Council District: 5

Case Manager: Jacob T. Floyd, Senior Planner

Case History: This is the first hearing of this case. The case is being expedited to City Council for consideration on October 3, 2013.

Proposed Zoning Change

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Machine Shop, Warehousing and a Microbrewery

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 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Roosevelt Park Neighborhood Association; the Lavaca Neighborhood Association is located within 200 feet.

Planning Team Members: Lone Star Community Plan (no planning team)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The existing industrial building measures approximately 29,890 square feet in size and was built circa 1950. The property is not platted.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3 NA” and “RM-4”

Current Land Uses: Funeral Home and Cremation, Single-Family Residences, Railroad Right of Way

Direction: South

Current Base Zoning: “I-1” and “R-4”

Current Land Uses: Auto Repair, Office, Restaurant, and Single-Family Residences

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: IH-37 South Right of Way, Outdoor Storage

Direction: West

Current Base Zoning: “I-1”, “MF-33”, and “C-3NA”

Current Land Uses: Antiques Store, Auto Parts Retail, Single-Family and Two-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 Federal Aviation Administration.

Transportation

Thoroughfare: South Presa Street

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

Proposed Changes: None known

Thoroughfare: West Boyer Street, Groveton Street

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

Proposed Changes: None known

Thoroughfare: IH-37 South

Existing Character: Freeway; subject property does not have direct access

Proposed Changes: None known

Public Transit: VIA routes 36 and 242 operates along South Presa Street.

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

Parking Information: The microbrewery use requires a minimum of 1 parking space per two seats, the machine shop use requires 1 space per 1,500 square feet of floor area, and the warehousing use requires 1 space per 5,000 square feet of floor area. The off-street parking requirements for the various uses permitted by the “C-2” zoning district vary by business type. Off-street parking requirements are waived by the “IDZ” zoning district. However, the site possesses approximately 49,000 square feet of area that may be used for parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located in the Lone Star Community Plan and is classified as Low Density Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development Zone is consistent with the adopted future land use classification. Further, the proposed use (microbrewery) supports that overall goal of the plan: *Adaptive re-use of the city's industrial heritage for arts, entertainment and creative living spaces*. Goal LU-3 encourages this specific type of rezoning request in order to attract and retain office, retail and service uses through zoning and development incentives. This project is receiving development incentives from the City of San Antonio via the Center City Development Office.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in an area with a mix of commercial, single-family, and multi-family uses. Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property has long been used for commercial or industrial purposes and the proposed zoning change will enable reuse of the site for commercial use, while also allowing its continued use for limited light industrial uses in the future should the proposed microbrewery leave the subject property.

3. Suitability as Presently Zoned:

The current "I-2" base zoning district is not appropriate for mixed use development as envisioned in the adopted Lone Star Community Plan. The property's location along an arterial thoroughfare with pedestrian amenities lends the site to commercial uses of such as those proposed. Heavy industrial zoning is not appropriate in areas such as this, with a mix of residential and neighborhood commercial uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

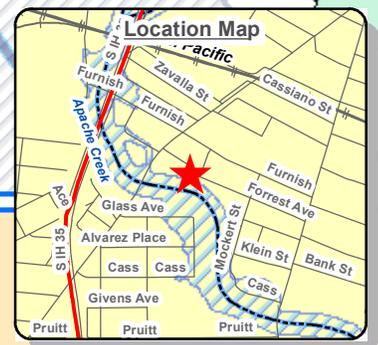
The request is consistent with the future land use component of the Lone Star Community Plan, a component of the City's Comprehensive Master Plan. The proposed zoning change is a first step in implementing the goals and strategies of the Lone Star Community Plan and is in accordance with these policy objectives. Additionally, the "IDZ" zoning district will relieve barriers to redevelopment of the site in keeping with the City's goals of encouraging development in the center city. The City of San Antonio promotes growth and development within the core of the city, specifically in areas currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets through the Inner City Reinvestment Infill Policy (ICRIP). The intent of the ICRIP is to coordinate public incentives within targeted areas and to stimulate private investment. This proposed project is located within the ICRIP boundary, and may benefit from incentives intended to encourage redevelopment in this targeted area.

6. Size of Tract:

The subject property is 3.287 acres in size and appears to be of sufficient size to accommodate the proposed uses.

7. Other Factors:

The Department of Planning & Community Development has been charged with implementing the Lone Star Community Plan. As such, Resolution No. 2013-03-21-0010R authorizes the first step in plan implementation: the comprehensive rezoning of properties that are inconsistent with the future land use plan. The proposed use supports various goals and strategies in the plan and could be a catalyst for further redevelopment on this portion of the South Presa corridor.



Zoning Case Notification Plan

Case Z-2013-189

Council District: 5

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 02875 - BLOCK S 1/2 C - LOT N IRR 66.26 FT OF 4

Legend

- Subject Properties ——— (0.088 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
(08/27/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013189 CD
Hearing Date: September 17, 2013
Property Owner: Eric Martinez
Applicant: Eric Martinez
Representative: Gracie Martinez
Location: 306 Forrest Avenue
Legal Description: 0.0886 acres out of Lot 4, Block C, NCB 2875
Total Acreage: 0.0886
City Council District: 5
Case Manager: Osniel Leon, 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 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

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 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 18

Neighborhood Associations: Collins Garden

Planning Team Members: 15 – South Central San Antonio Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. In a 2006 city-initiated case, the property was rezoned to the current "R-6" Residential Single-Family District.

According to Bexar County District, the property is currently developed with a residential structure measuring approximately 860 square feet, built in 1971. 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: North and West

Current Base Zoning: "R-6", "I-1"

Current Land Uses: Thrift store, single-family residences, vacant property and retail center

Direction: South

Current Base Zoning: None

Current Land Uses: Apache Creek

Direction: East

Current Base Zoning: "R-5 CD", "R-6"

Current Land Uses: Single-family residences, vacant property

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: Forrest Avenue

Existing Character: Local Street; one way in each direction with no sidewalk

Proposed Changes: None Known

Thoroughfare: Halstead Street

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

Proposed Changes: None Known

Public Transit: VIA bus lines 51, 54 and 251 operate along Nogalitos Street, north of the subject property.

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

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

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

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

The Conditional Use site plan shows 3 parking spaces, including one ADA-accessible space.

Staff Analysis and Recommendation: Approval with conditions

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 South Central San Antonio Community Plan, and is currently designated as “Low Density Residential” in the Future Land Use Plan. The requested “R-6” base zoning district is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the conditional use to be appropriate. The requested conditional use will allow the existing residence to be used as a professional office, which is in character with the surrounding neighborhood. The area includes a mix of small office and retail uses, often on a property with an existing single-family home. The conditional use request will limit the scale and intensity of the proposed office use.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is consistent with the adopted land use designation and is appropriate for the subject property. The zoning request does not include a change to the base zoning district and residential uses will continue to be permitted on the property.

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. Use of the subject property for the proposed professional office will require a 6-foot tall solid screen fence be maintained where the subject property abuts existing single-family residential uses.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.0886 of an acre in size, which should be able to reasonably accommodate the proposed professional office and required parking, as shown on the conditional use site plan.

7. Other Factors:

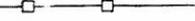
Per Section 35-422 of the Unified Development Code, the following conditions apply to all conditional use requests in residential zoning districts, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The subject property has an existing 6-foot tall wrought iron fence in the front yard. The UDC limits the height of front yard fences to 3 feet for solid fences and 4 feet for predominantly open fences. In accordance with Section 35-514(d)(2)D, City Council may approve additional fence height in conjunction with a rezoning request. The applicant requests approval of additional fence height so the 6-foot, predominantly open front yard fence may be maintained.

201318ACD

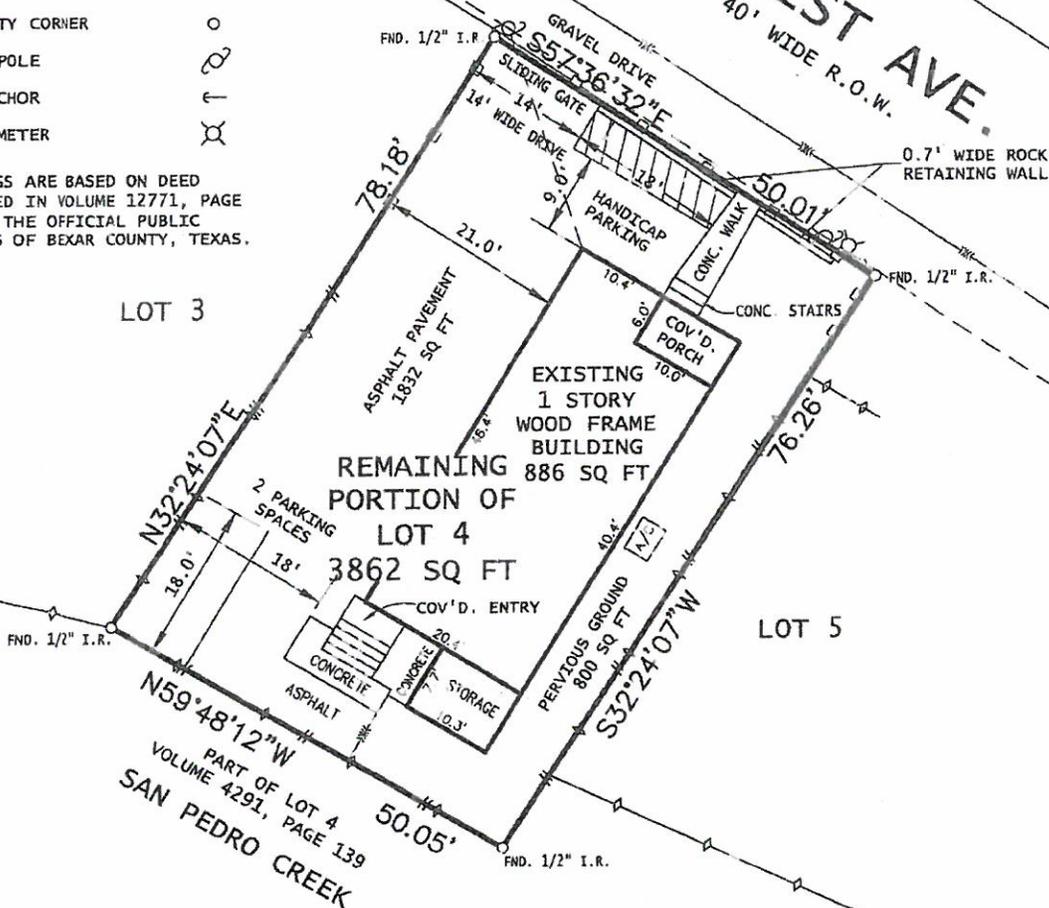
LEGEND

- 6' IRON FENCE 
- 6' WOOD FENCE 
- 6' CHAIN LINK FENCE 
- OVERHEAD ELECTRIC 
- PROPERTY CORNER 
- POWER POLE 
- GUY ANCHOR 
- WATER METER 

BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 12771, PAGE 893 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LOT 3

FORREST AVE.
40' WIDE R.O.W.



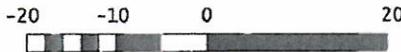
NOTE:

1. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
2. NO BUILDINGS ARE PROPOSED
3. NO PAVING OR ADDITIONAL LANDSCAPING ARE PROPOSED FOR THIS PERMIT.
4. THE PROPOSED USE OF THE BUILDING IS PROFESSIONAL OFFICE.

SURVEY PLAT OF

Lot 4, Block C, New City Block 2875, in the city of San Antonio, Bexar County, Texas, according to volume 2311, page 330, Deed Records;
 SAVE AND EXCEPT that portion conveyed to the San Antonio River Authority in volume 4291, page 139, Deed Records, all of Bexar County, Texas.

OWNER: ERIC MARTINEZ
 ADDRESS: 306 FORREST
 SAN ANTONIO, TEXAS 78204



GRAPHIC SCALE
DRAWING SCALE: 1" = 20'

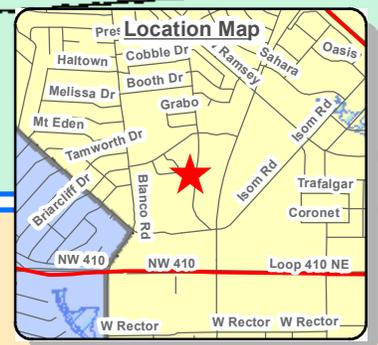
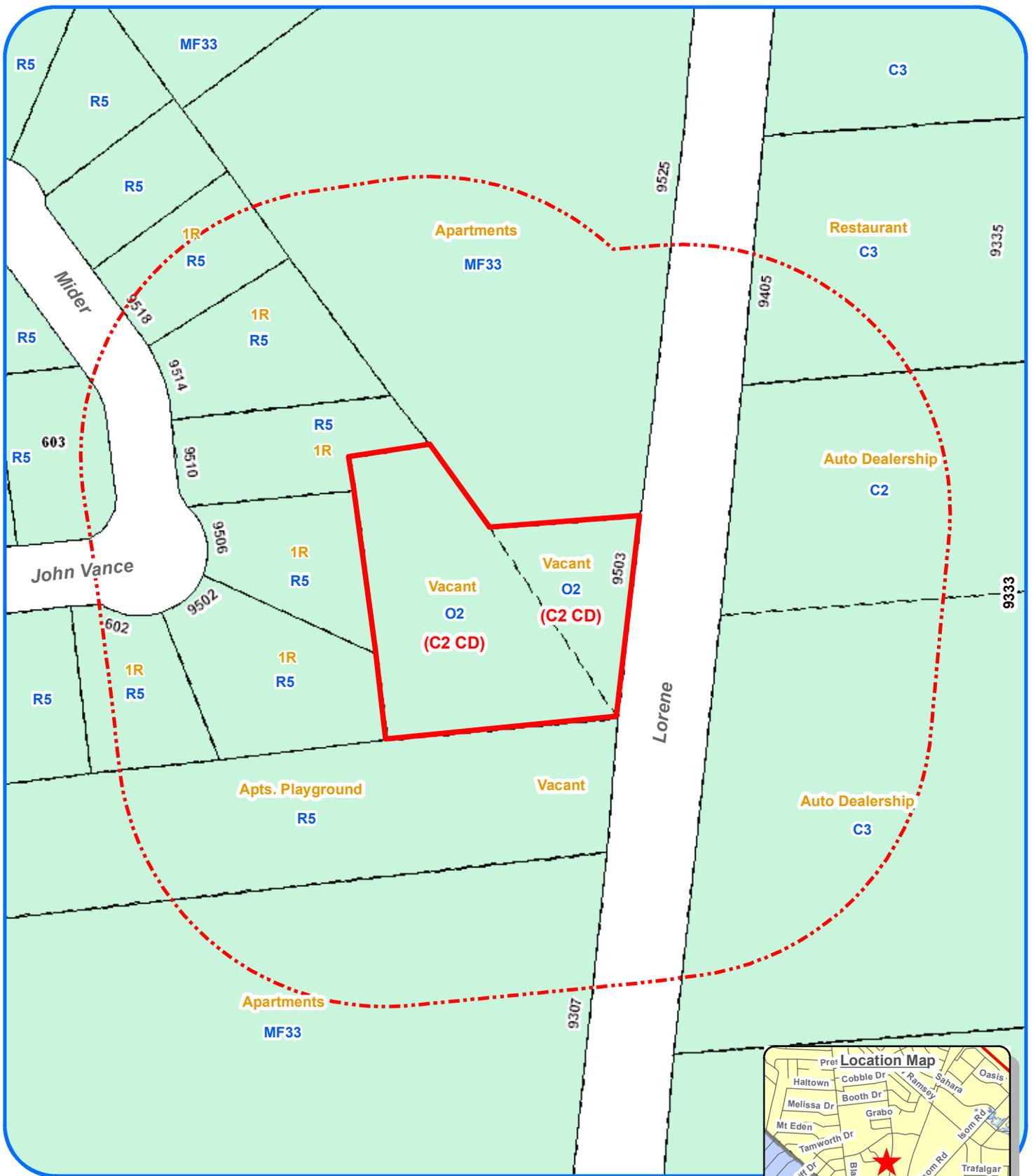
C&W
Surveying

P.O. Box 692202
 San Antonio, TX 78269
 12703 Spectrum Dr, SA, TX 78249
 210-613-2097, 210-558-0396
 210-690-8241 Fax



I, Kevin Ray Wilson, Registered Professional Land Surveyor number 5787, do hereby certify that a survey was made on the ground, under my supervision, on date of September 5, 2013, of the property hereon described and is correct to the best of my knowledge.

2ND REVISION 9-5-13



Zoning Case Notification Plan

Case Z-2013-193

Council District: 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 11714 - BLOCK 004 - LOT 001

Legend

- Subject Properties ——— (0.785 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
(08/29/2013 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013193 CD

Hearing Date: September 17, 2013

Property Owner: Sage Western Investments (AKA Sage Western Corporation, Jack E. Harden, President)

Applicant: Sage Western Investments (AKA Sage Western Corporation, by Jack E. Harden, President)

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

Location: 9503 Lorene

Legal Description: Lot 1, Block 4, NCB 11714

Total Acreage: 0.7774

City Council District: 1

Case Manager: Krystin Ramirez, Planning Technician

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

Proposed Zoning Change

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

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 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 13

Neighborhood Associations: Greater Harmony Hills Neighborhood Association

Planning Team Members: San Antonio International Airport Vicinity Plan (No planning team)

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 2001 case, the property was rezoned "O-1" Office District (Ordinance 94790). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The subject property was platted in 2002 and is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Multi-family apartment complexes

Direction: East

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

Current Land Uses: Car dealership and restaurant

Direction: South

Current Base Zoning: "R-5" and "MF-33"

Current Land Uses: Multi-family apartment complexes

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: Lorene

Existing Character: Local street; one lane in each direction with sidewalks, and a portion with on-street parking

Proposed Changes: None known

Thoroughfare: San Pedro Avenue

Existing Character: Collector street; two lanes in each direction with dividing median

Proposed Changes: None known

Thoroughfare: McCarty

Existing Character: Local street; one lane in each direction

Proposed Changes: None known

Thoroughfare: Lockhill-Selma Road

Existing Character: Local street; one lane in each direction (three lanes in one direction near intersection)

Proposed Changes: None known

Public Transit: VIA bus line 2 operates along San Pedro Avenue, east of the subject property and VIA bus line 550 operates along Lockhill-Selma Road, south of the subject property.

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

Parking Information: Auto and vehicle sales are required to provide at least one parking space per 500 square feet of Gross Floor Area (GFA) of sales and service building. The conditional use site plan indicates no structures, as the property is meant to be used for vehicle display, inventory parking, and employee parking only.

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 San Antonio International 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" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Community Commercial. The Community Commercial land use designation should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Staff recommends denial of the plan amendment; Planning Commission recommends approval of the request.

2. Adverse Impacts on Neighboring Lands:

The proposed motor vehicle sales use may negatively impact abutting residential properties through increased traffic, noise, and lighting. 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. Conditional use requests also allow approval of conditions that must be met in order to legally establish the conditional use, such as additional building setbacks, landscape buffers, and fencing, as well as conditions limiting signage, lighting, and noise. The conditional use site plan indicates a 15-foot wide Type B landscape buffer where the property abuts single-family residential zoning.

3. Suitability as Presently Zoned:

The existing "O-2" zoning district is not appropriate for the subject property because it is meant to accommodate high-rise office buildings with multiple tenants offering a wide range of services. The subject property abuts single-family residences and apartment complexes, is oddly-shaped, and has frontage on a local street. As such, the property is not well suited for medium intensity commercial or high-rise office uses.

4. Health, Safety and Welfare:

Other than the issues raised in the Adverse Impacts on Neighboring Lands section above, staff has found no indication of likely adverse effects on the public health, safety, or welfare in relation to this zoning change request.

5. Public Policy:

The request is not consistent with the San Antonio International Airport Vicinity Land Use Plan, which is a component of the City's Master Plan.

6. Size of Tract:

The subject property is 0.7774 acres in size, which reasonably accommodates the proposed motor vehicle sales, as shown on the conditional use site plan.

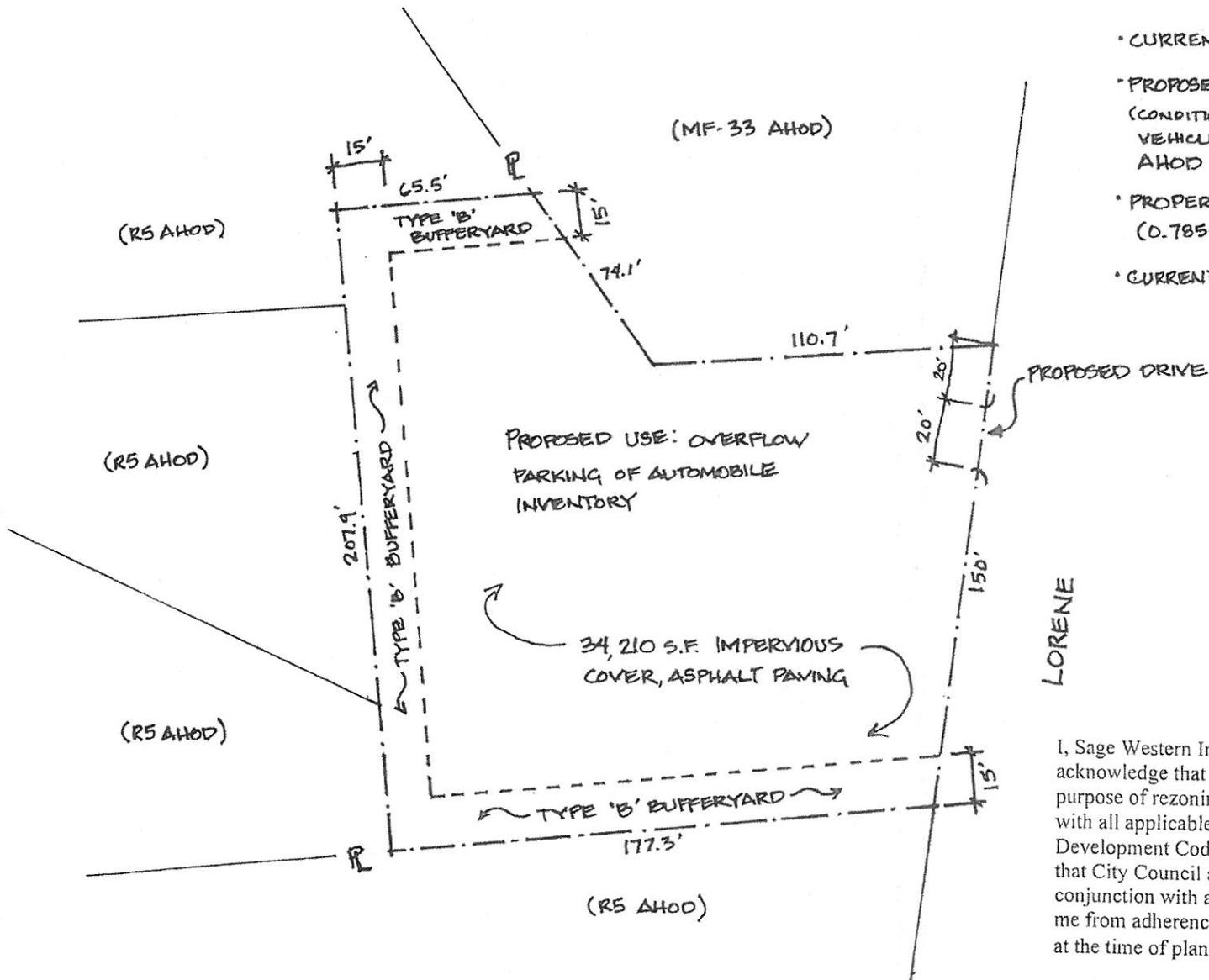
7. Other Factors:

Staff recognizes that the adopted Low Density Residential land use designation is not entirely appropriate for the subject property due to the property's location between two large apartment complexes and adjacent to intense commercial uses. The property is likely best suited for medium to high density residential uses or neighborhood-scale service uses. However, the requested plan amendment and zoning change would allow a wide range of retail uses are also not appropriate for the surrounding area.

Should the Zoning Commission recommend approval of the requested zoning change, staff recommends the following conditions:

1. A 15 foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses; and
3. The display/parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

Z2013193

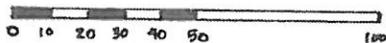


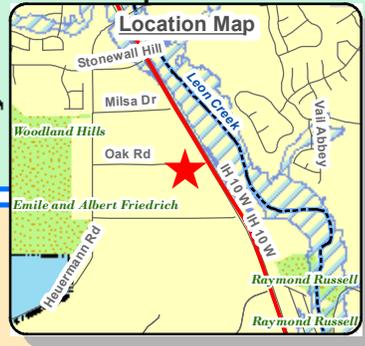
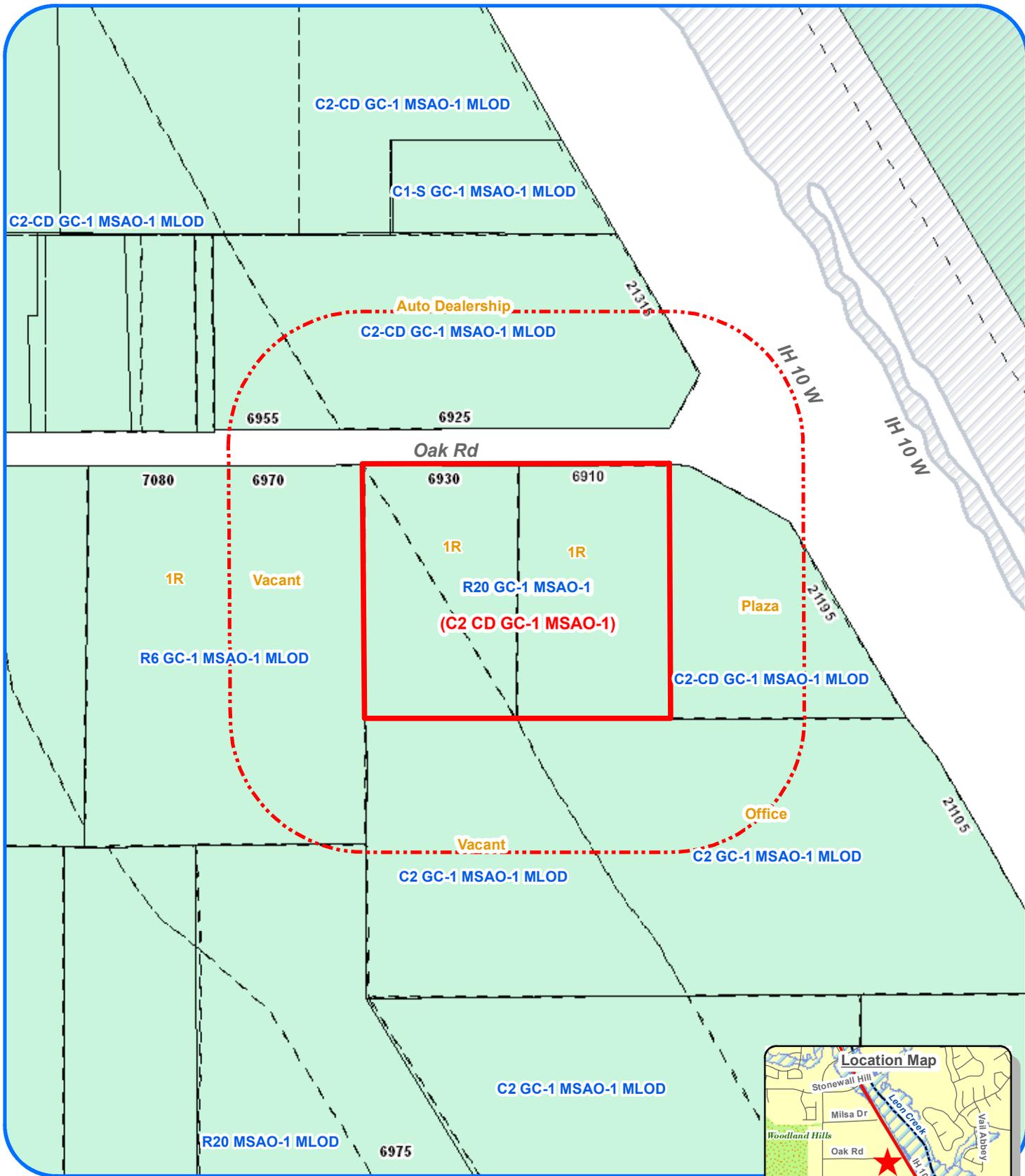
- CURRENT ZONING: O-2 AHOD
- PROPOSED ZONING: C-2 CD
(CONDITIONAL USE FOR MOTOR VEHICLE SALES - FULL SERVICE) AHOD
- PROPERTY SIZE: 34,210 S.F.
(0.7854 AC)
- CURRENTLY UNDEVELOPED

I, Sage Western Investments, 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.

SITE PLAN: AUTOMOBILE INVENTORY

SCALE: 1" = 50'





Zoning Case Notification Plan

Case Z-2013-194 CD

Council District: 8
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 35733 - BLOCK 000 - LOT 8A and 8B

Legend	
Subject Properties	(3.991 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
 (09/06/2013 - R. Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2013194 CD
Hearing Date: September 17, 2013
Property Owner: Maurice E. Reagan and the estate of Marcia J. Reagan (by Maurice E. Reagan, individually and as executor)
Applicant: Kahlig Motor Company (William F. Vaughn, Jr., Vice President)
Representative: Brown & Ortiz, P. C. (James Griffin)
Location: 6930 and 6910 Oak Drive
Legal Description: 3.991 acres out of Lots 8A and 8B, NCB 35733
Total Acreage: 3.991
City Council District: 8
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning request.

Proposed Zoning Change

Current Zoning: “R-20 UC-1 GC-1 MSAO-1 MLOD-1” Residential Single-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “R-20 GC-1 MSAO-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: “C-2 CD UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and “C-2 CD GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 30, 2013. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Friends of Friedrich Wilderness Park

Planning Team Members: 42 (North Sector Plan)

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in December of 1989 and was originally zoned “R-8” Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-20” Residential Single-Family District. The properties are not platted or developed.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “C-2 CD”

Current Land Uses: Retail Center

Direction: North

Current Base Zoning: “C-2 CD”

Current Land Uses: Auto Dealership

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land and Single-Family Dwelling

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Pool Builder and Parking

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 Department of Planning and Community Development.

Transportation

Thoroughfare: Interstate Highway 10 West

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

Proposed Changes: None known

Thoroughfare: Oak Road

Existing Character: Collector Street; 1 lane in each direction

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: Motor vehicle sales facilities are required to provide at least one parking space per 500 square feet of Gross Floor Area (GFA) of sales and service building. The conditional use site plan indicates no structures, as the property is meant to be used for vehicle display, inventory parking, and employee parking only.

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. 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 (Motor Vehicles Sales) approving the conditional zoning district.

3. Suitability as Presently Zoned:

Both the existing and proposed zoning districts are suitable for the 3.991 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.

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.

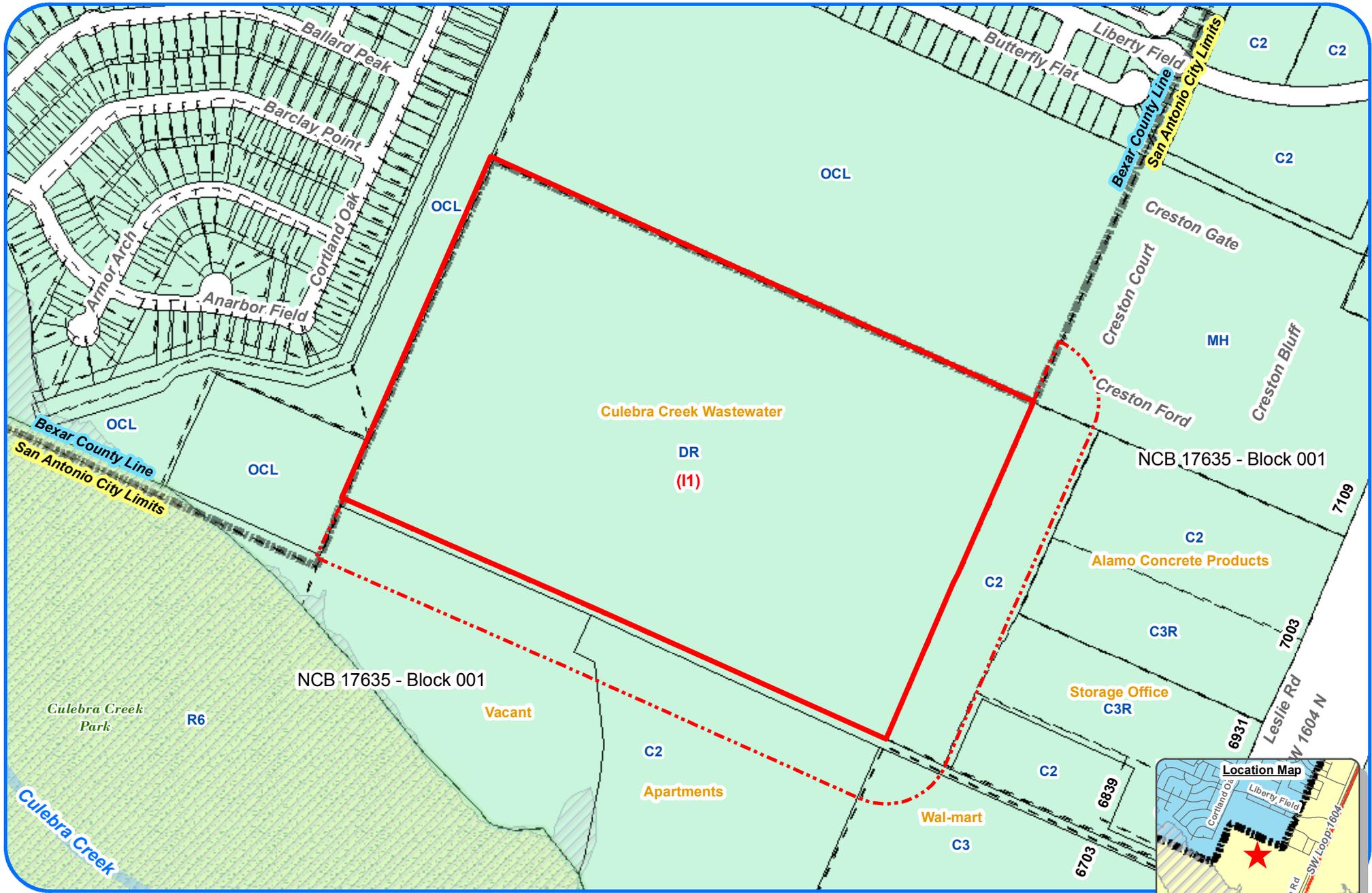
6. Size of Tract:

The 3.991-acre tract is of sufficient size to accommodate the requested zoning, as well as the proposed use. The applicant has submitted a site plan to comply with the Conditional Use requirements.

7. Other Factors:

The purpose for the requested change in zoning is to allow for an employee and inventory parking/display lot in connection with the automobile dealership located at the northwest corner of Oak Drive and Interstate Highway 10.

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.



Zoning Case Notification Plan
Case Z-2013-195

Council District 6
 Scale: 1" approx. = 400 Feet
 Subject Property Legal Description(s): NCB 34449 - BLOCK 000 - LOT 010

Legend

- Subject Properties (48.842 Acres) [Red Solid Line]
- 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
 (08/30/2013 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2013195

Hearing Date: September 17, 2013

Property Owner: City of San Antonio

Applicant: City of San Antonio - Capital Improvement Management Services (CIMS) Department (by Hector Reynoso - Senior Real Estate Specialist)

Representative: Mike Etienne, Assistant Director of CIMS

Location: A portion of the 6000 block of Leslie Road

Legal Description: Lot 10, NCB 34449

Total Acreage: 48.842

City Council District: 6

Case Manager: Ernest Brown, Planner

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

Proposed Zoning Change

Current Zoning: "DR" Development Reserve

Requested Zoning: "I-1" General Industrial District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 30, 2013. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on September 4, 2013. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 13, 2013, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 9

Neighborhood Associations: None

Planning Team Members: 35 – West/Southwest Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 2000 and was originally zoned “DR” Development Reserve District. The property is platted in its current configuration. The property previously served as SAWS facility but is currently undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West and North

Current Base Zoning: OCL

Current Land Uses: Single-Family Residences, Vacant Land and a Mobile Home Park

Direction: Northeast, East and South

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

Current Land Uses: Mobile Home Park, Concrete Contractor, Office and Vacant Land

Overlay and Special District Information: None

Transportation

Thoroughfare: Leslie Road

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 660, which operates along Westwood loop. There are two stops near the subject property, but none immediately adjacent.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size. The application states the proposed use as a Service Center. The UDC does not include specific parking requirements for Service Centers, but does include requirements for Utility land uses such as Sanitary Landfill, Solid Waste Facilities, Telephone Equipment Facilities etc, as 1 space per service employee.

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 Suburban Tier in the future land use component of the plan. The requested "I-1" base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Civic Center, which would accommodate the proposed City-facility. Unlike other land use designations, consistency with the Civic Center classification is not determined by base zoning district; instead consistency is determined by the type of use (institutional, governmental, religious, and/or educational).

Staff recommends approval of the plan amendment request. Planning Commission continued the plan amendment request to their September 25, 2013 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.

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 "DR" zoning district is meant to be a temporary zoning designation for newly annex lands and allows the same uses as the "R-6" Residential Single-Family District. The current zoning is not appropriate for the subject property and single-family residential development is not likely given the surrounding commercial uses, proximity to an expressway (Loop 1604) and the property's previous water utility use.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property measures a total of 48.842 acres in size, which is sufficient to accommodate the uses permitted in the "I-1" district and the typical required parking, as well as appropriate buffering for the surrounding residential uses.

7. Other Factors:

None.