

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, September 2, 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 – A Briefing on two proposed annexation items: 1) the full purpose annexation of an environmental laboratory on an approximately 9.19 acre site, located at 3610 Valley Road, requested by the San Antonio Water System (SAWS) and 2) the limited purpose annexation of the Ivy Tract, a 36.22 acre undeveloped site, located at 3800 South Loop 1604. Both proposed annexation areas are contiguous to existing City limits and are located in south Bexar County. [Priscilla Rosales-Piña, Planning Coordinator, Planning and Community Development] and discussion of policies and administrative procedures and any items for consideration on the agenda for September 2, 2014.
2. **1:00 P.M.** – Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Election of Officers.
6. Consideration of August 5, 2014 and August 19, 2014 Zoning Commission Minutes.
7. **ZONING CASE NUMBER Z2014214 (Council District 2) - POSTPONED:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 6, Block 13, NCB 1695; 2222 North Interstate Highway 35.
8. **ZONING CASE NUMBER Z2014228 (Council District 3) – PULLED:** 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 34.6 acres out of NCB 10879 on a portion of the 7800 Block of South New Braunfels Avenue.
9. **ZONING CASE NUMBER Z2014201 (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “MHP AHOD” Manufactured Housing Park Airport Hazard Overlay District on Parcel 19, County Block 4283; 11021, 11027, and 11033 Pleasanton Road.

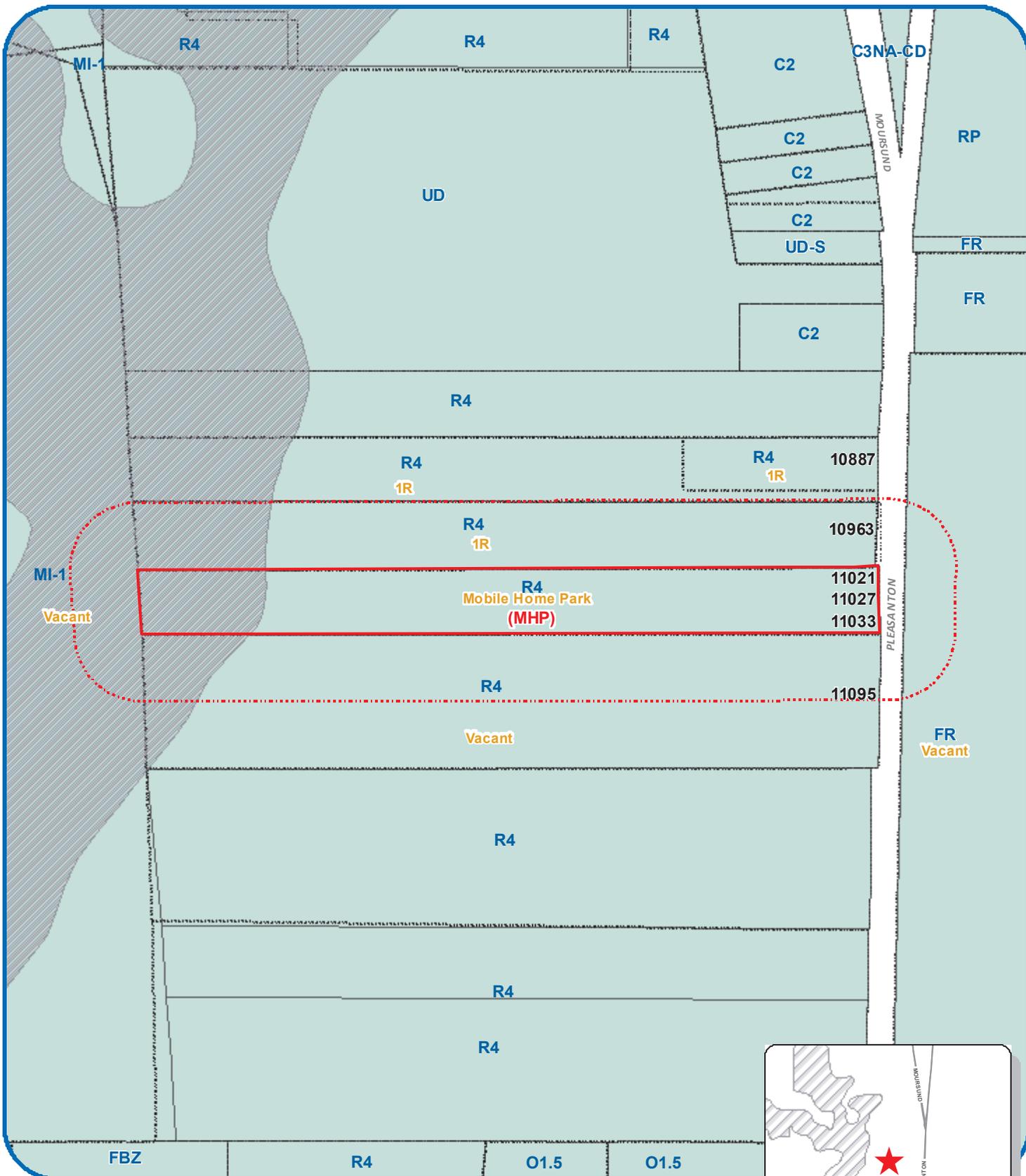
10. **ZONING CASE NUMBER Z2014212 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Parcel 37A, NCB 15259 on a portion of the 6000 Block of Medina Base Road.
11. **ZONING CASE NUMBER Z2014213 (Council District 4):** A request for a change in zoning from “NP-8 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District (on 1.956 acres) and “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District (on 3.727 acres) on 5.683 acres out of Parcel 37, NCB 15261 on a portion of the 7200 Block of Five Palms Drive.
12. **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.
13. **ZONING CASE NUMBER Z2014220 CD (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor on 2.05 acres out of Lots 2, 3, and 4, Block 6, NCB 10938; 712, 720, and 728 Hot Wells.
14. **ZONING CASE NUMBER Z2014223 (Council District 3):** A request for a change in zoning from “O-1 RIO-4 AHOD” Office River Improvement Overlay-4 Airport Hazard Overlay District to “NC RIO-4 AHOD” Neighborhood Commercial River Improvement Overlay-4 Airport Hazard Overlay District on the north 137.5 feet of Lot 124, Block 2, NCB 2977; 815 Steves Avenue.
15. **ZONING CASE NUMBER Z2014176 CD (Council District 5):** A request for a change in zoning from “C-3R GC-2 AHOD” General Commercial Restrictive Alcoholic Sales Highway 151 Gateway Corridor Airport Hazard Overlay District to “C-2 CD GC-2 AHOD” Commercial Highway 151 Gateway Corridor 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 1.299 acres out of Lot 35, NCB 8670 on a portion of 2842 Castroville Road.
16. **ZONING CASE NUMBER Z2014197 (Council District 3):** A request for a change in zoning from “MR AHOD” Military Reservation Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on 13.46 acres out of NCB 10879; 8010 Aeromedical Road.
17. **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.
18. **ZONING CASE NUMBER Z2014227 (Council District 1):** A request for a change in zoning from “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District on Lots 12 and 13, Block 1, NCB 1890; 127 West Craig Place.
19. **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.

20. **ZONING CASE NUMBER Z2014230 CD (Council District 1):** A request for a change in zoning from “RM-4 NCD-5 AHOD” Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “RM-4 CD NCD-5 AHOD” Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Art Gallery on the south 44 feet of Lots 5 & 6, Block 48, NCB 1872; 115 Michigan Avenue.
21. **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.
22. **ZONING CASE NUMBER Z2014232 CD (Council District 2):** A request for a change in zoning from “R-4” Residential Single-Family District and “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair on Lots 1, 2, 6 & 7, Block 1, NCB 10331; 518 Roland Avenue.
23. Consideration and recommendation regarding proposed amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to establish “MPOD” Mission Protection Overlay Districts.
24. **Director’s Report** – Organization Changes and Staff Vacancies.
25. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

Accessibility Statement

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



Zoning Case Notification Plan

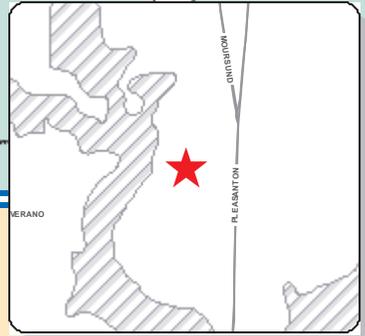
Case Z2014-201

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): CB 4283 - Parcel 19

Legend

- Subject Properties (9.924 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
 (8/5/2014 - 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 #: Z2014201
Hearing Date: September 2, 2014
Property Owner: Bowline Venture Group, Inc.
Applicant: Robert Shipley
Representative: Robert Shipley
Location: 11021, 11027, and 11033 Pleasanton Road
Legal Description: Parcel 19, County Block 4283
Total Acreage: 9.924
City Council District: 3
Case Manager: Brenda V. Martinez
Case History: This is the second public hearing for this zoning case; the case was continued at the August 19, 2014 public hearing. The case has been expedited to City Council for consideration on September 4, 2014.

Proposed Zoning Change

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

Requested Zoning: "MHP AHOD" Manufactured Housing Park 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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 2003 and was zoned "UD" Urban Development District. In a 2014 City-initiated, large-area case, the property was rezoned to the "R-4" Single-Family Residential District. The property is not platted. The purpose of the rezoning request is to bring the existing mobile home park into compliance and allow expansion. The property owner is proposing 80 manufactured homes on the site.

Topography: The property has a slight slope and the western portion of the site is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North and South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence and Vacant Land

Direction: East

Current Base Zoning: "FR"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "MI-1"

Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Enhanced Secondary Arterial; 1 lane in each direction

Proposed Changes: None known

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

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

Parking Information: Off-street vehicle parking requirements for residential uses are typically determined by the number of units. The zoning application refers to an existing Mobile Home Park. The UDC does not have a specific listing for Mobile Home Park, but does refer to HUD-Code Manufactured Homes, which require a minimum of 1 space per unit with no maximum.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is identified as Suburban Tier in the future land use component of the plan. The zoning request is consistent with the adopted future land use designation.

The Suburban Tier land use classification allows small and large tract attached and detached single-family developments as well as multi-family developments, including duplexes, triplexes, quadplexes, townhomes, garden homes and condominiums.

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 "R-4" Residential Single-Family District and proposed "MHP" Manufactured Housing Park District are consistent with the Heritage South Sector Plan land use designation. However, the property's location along a major arterial makes future single-family residential development unlikely.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. All pertinent site reviews will be conducted by the appropriate agencies once the Manufactured Home Park Plan has been reviewed and approved by the Planning Commission and the owner has applied for the required permits and licenses.

5. Public Policy:

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

6. Size of Tract:

The subject property is 9.924 acres in size, which should reasonably accommodate the uses permitted in the "MHP" base zoning district and required parking.

7. Other Factors:

The applicant requests the zoning change in order to allow a manufactured housing development with 80 HUD-code manufactured homes. Development of the park will be subject to the development standards specified in UDC Section 35-356 (for individual homes on individually platted lots) or UDC Section 35-379 (for multiple homes on a single lot). Should the rezoning request be approved, manufactured home parks are required to submit a Manufactured Home Park Plan to the Planning Commission for approval prior to development.



Zoning Case Notification Plan

Case Z-2014-212

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

Legend	
Subject Properties	(5.524 Acres)
200' Notification Area	(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
 (07/29/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014212

Hearing Date: September 2, 2014

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

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

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

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

Legal Description: Parcel 37A, NCB 15259

Total Acreage: 5.524

City Council District: 4

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

Property Details

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

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

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

Direction: South

Current Base Zoning: "NP-8"

Current Land Uses: Single-Family Residences and vacant

Direction: East

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

Current Land Uses: Vacant and Multi-Family Residences

Direction: West

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

Current Land Uses: Vacant

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

Transportation

Thoroughfare: Five Palms Drive

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

Proposed Changes: None known

Thoroughfare: Medina Base Road

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

Proposed Changes: None known

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

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

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

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

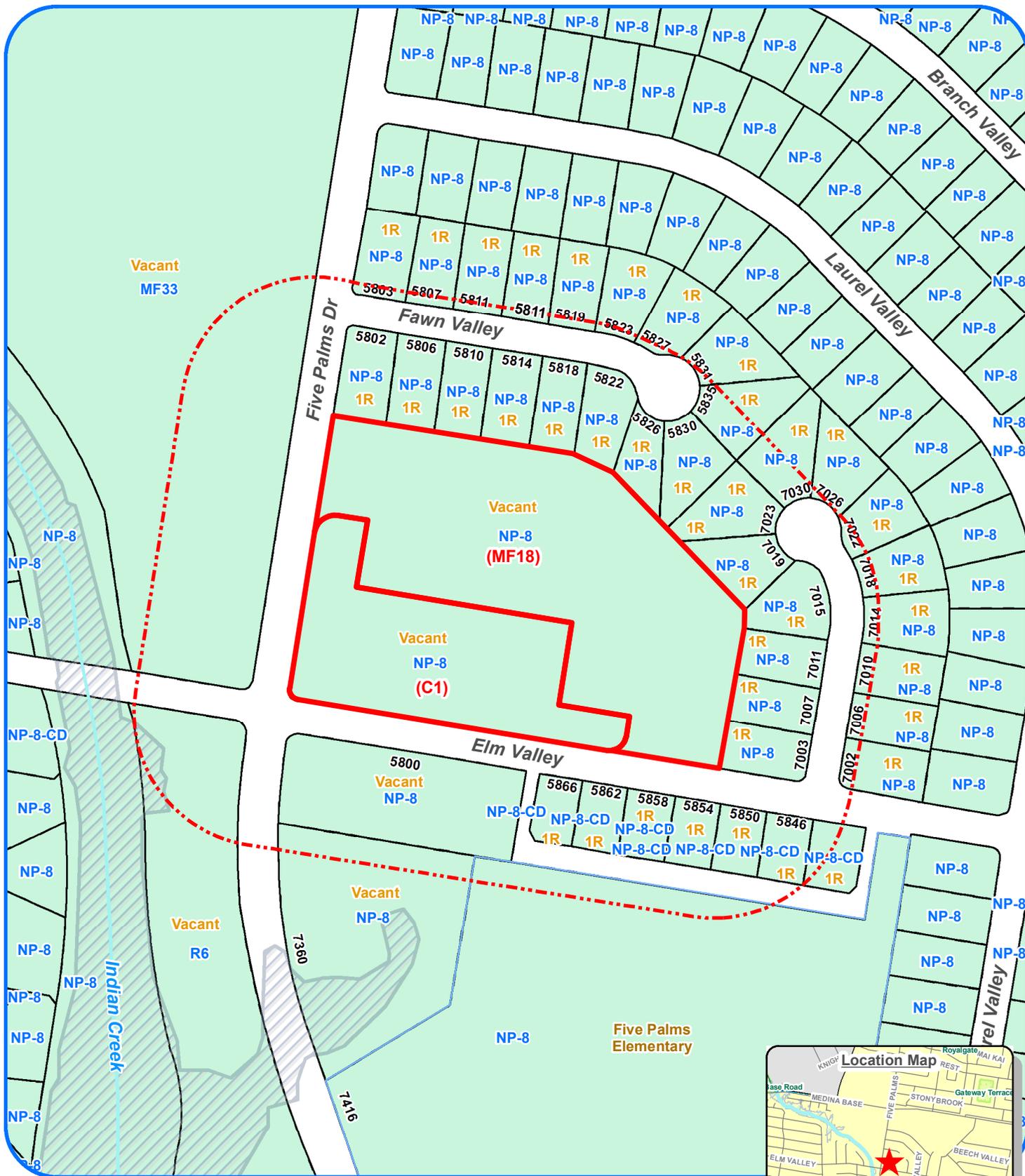
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

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

7. Other Factors:

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

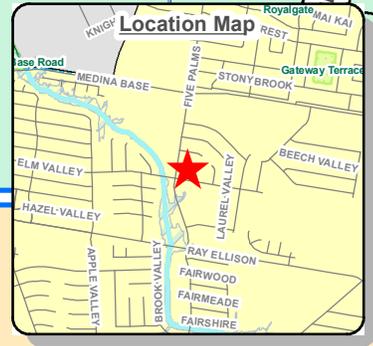


Zoning Case Notification Plan

Case Z-2014-213

Council District: 4
 School District: South San I.S.D.
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 15261 - BLOCK 000 - LOT: Portion of 7200 block of Five Palms Dr. - P-37

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



Development Services Dept
 City of San Antonio
 (07/31/2014 - R. Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014213

Hearing Date: September 2, 2014

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

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

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

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

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

Total Acreage: 5.683

City Council District: 4

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on August 1, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on August 6, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E)

Planning Team: United Southwest Communities Plan-29

Applicable Agencies: Lackland Air Force Base

Property Details

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

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: “NP-8”

Current Land Uses: Single-Family Residences

Direction: West

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

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “NP-8” and “R-6”

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

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

Transportation

Thoroughfare: Five Palms Drive

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

Proposed Changes: None known

Thoroughfare: Fawn Valley and Elm Valley

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

Proposed Changes: None known

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

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

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

Multi-Family Dwellings

Minimum requirement: 1.5 spaces per unit

Maximum allowance: 2 space per unit

Staff Analysis and Recommendation: Approval, pending plan amendment

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

1. Consistency:

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

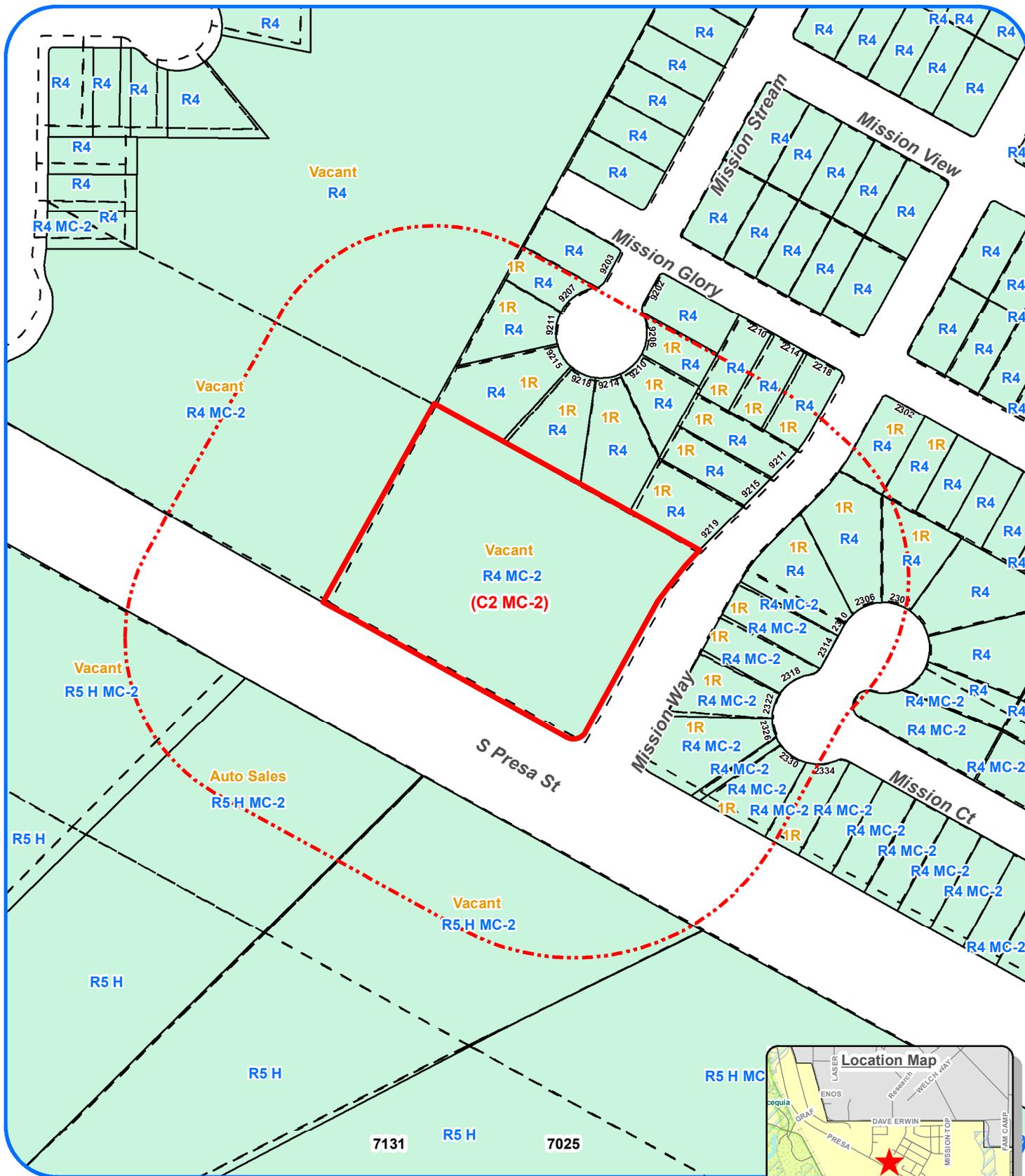
6. Size of Tract:

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

7. Other Factors:

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

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



Zoning Case Notification Plan

Case Z-2014-219

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 2, 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 second public hearing for this zoning case. The rezoning request was continued from the August 19, 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 August 29, 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:

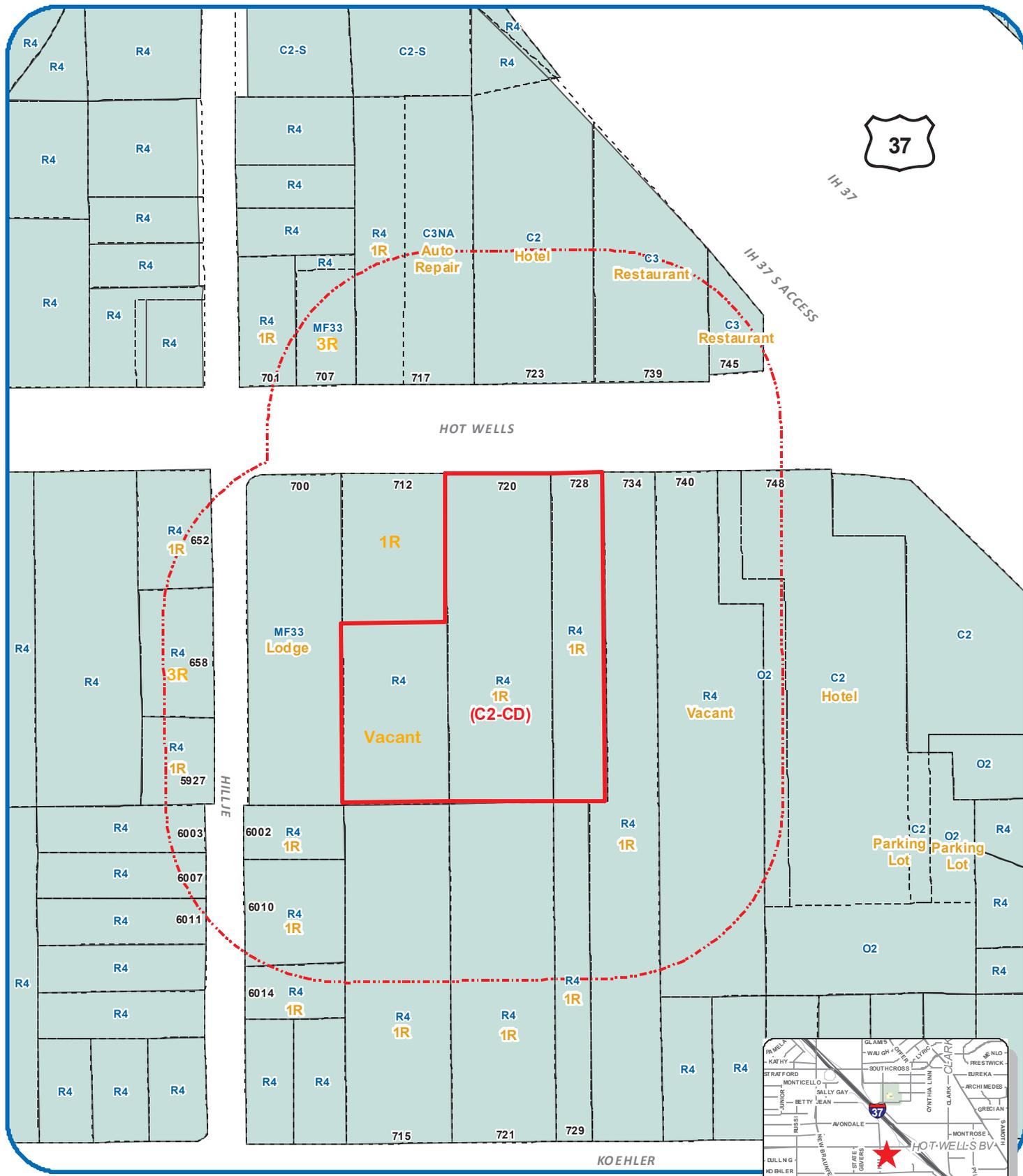
The request does not appear to conflict with any public policy objective.

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 Z2014-220 CD

Council District: 3
 School District: Southside I.S.D.
 Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 2.05 Acres out of NCB 10938 - BLOCK 006 - LOT 2, 3, & 4

- Legend**
- Subject Properties (2.05 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
 (7/31/2014 - 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 #: Z2014220 CD
Hearing Date: September 2, 2014
Property Owner: Emilio Rodriguez; John R. and Melanie K. Chaney; and James and Mary Willborn
Applicant: Melanie Chaney
Representative: Melanie Chaney
Location: 712, 720, and 728 Hot Wells
Legal Description: 2.05 acres out of Lots 2, 3, and 4, Block 6, NCB 10938
Total Acreage: 2.05
City Council District: 3
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: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractor

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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Neighborhood Associations: Highland Hills Neighborhood Association

Planning Team Members: Highlands Community Plan - 33

Applicable Agencies: None

Property Details

Property History: The 2.05-acre site was annexed in 1952 (Ordinance 18115) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property consists of a platted lot and portions of two other lots. The site consists of two structures measuring approximately 2,680 square feet that were constructed in 1925 and 1930.

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 Hot Wells

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

Current Land Uses: Single-Family Dwelling, Multi-Family Dwellings Auto Repair, Hotel and Restaurant

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: East

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

Current Land Uses: Single-Family Dwelling and Hotel

Direction: West

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

Current Land Uses: Single-Family Dwelling and Lodge

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: Hot Wells

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 37

Existing Character: Expressway

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.

Contractor Facility - Minimum Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA). Maximum Allowance: 1 space per 300 square feet of Gross Floor Area (GFA).

The conditional use site plan shows 11,000 square feet of office and storage building with 17 parking spaces.

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 Highlands Community Plan and is identified as 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 Community Commercial. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Granting of the "C-2" base zoning 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 intersection of Interstate Highway 37 and Hot Wells commercial node.

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

3. Suitability as Presently Zoned:

Both the current "R-4" Residential Single-Family District and proposed "C-2" Commercial District are appropriate for the 2.05-acre site. The proposed development will improve the physical appearance and provide landscaping of the area where vacant residential structures exist.

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 proposed change and development will provide the opportunity for tree planting and landscaping. This will maintain and improve of the character of the community.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any established public policy. The Community Commercial is consistent with the existing uses of the established area. This location is suitable for Community Commercial as recommended by the Highlands Community Plan. Further, the future expansion to the area of the services provided by the proposed land use change is consistent with the Goals and Objectives of the Highlands Community Plan.

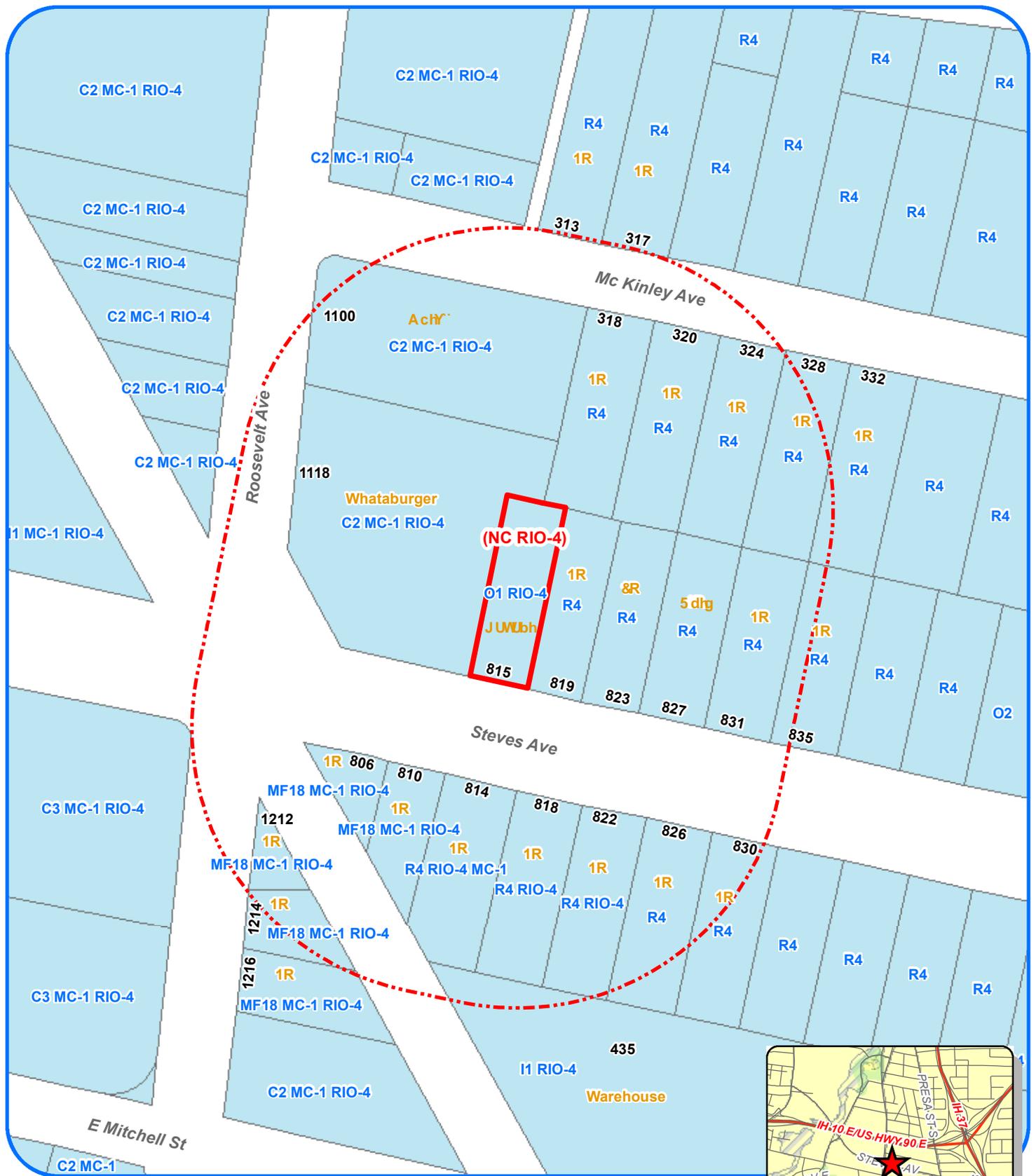
Goal 1: Economic Development Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

6. Size of Tract:

The subject site is 2.05 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Construction Trades Contractor. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the 2.05-acre site 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 (Construction Trades Contractor) approving the conditional zoning district.



Zoning Case Notification Plan

Case Z2014-223

Council District: 3
 School District: SAISD
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB G11 BLK 6 LOT N F1 E FT OF 1G

Legend

- Subject Properties (0.1331 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
 (7/31/2014 - S. Murphy)

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 #: Z2014223

Hearing Date: September 2, 2014

Property Owner: Jorge A. and Juanita S. Villarreal

Applicant: Juanita S. Villarreal

Representative: Juanita S. Villarreal

Location: 815 Steves Avenue

Legal Description: The north 137.5 feet of Lot 124, Block 2, NCB 2977

Total Acreage: 0.1331

City Council District: 3

Case Manager: Brenda V. Martinez, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the August 19, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "O-1 RIO-4 AHOD" Office River Improvement Overlay-4 Airport Hazard Overlay District

Requested Zoning: "NC RIO-4 AHOD" Neighborhood Commercial River Improvement Overlay-4 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 August 29, 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: Roosevelt Park Neighborhood Association

Planning Team: South Central San Antonio Community Plan - 15

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District and "J" Commercial District. In a 2000 zoning 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 "O-2" High Rise Office District. In a 2009 case, the property was rezoned to the current "O-1" Office District. The subject property is platted, save and except a portion previously conveyed as right-of-way.

The applicant is requesting a zoning change to allow a beauty salon.

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: "C-2" and "R-4"

Current Land Uses: Motel and Single Family Residences

Direction: South

Current Base Zoning: "MF-18" and "R-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence, Duplex and Apartments

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: 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.

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

Transportation

Thoroughfare: Steves Avenue

Existing Character: Collector Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Roosevelt Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 34, 42, 232 and 242 lines which operate along Roosevelt Avenue and Steves Avenue.

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 typically are determined by the type of use and building size. The zoning application refers to a Beauty Salon.

Barber or Beauty Shop - Minimum Parking Requirement: 1 space per 300 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 South Central San Antonio Community Plan and is currently designated as “Mixed Use” in the Future Land Use Plan. The requested “NC” zoning district is consistent with the adopted future land use designation.

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 proposed use will be compatible with the surrounding land uses and overall character of the community.

In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Small neighborhood oriented office or service uses are more appropriate at this location as this type of use is designed to serve a smaller customer base. The size of the subject property should serve to restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood to the east.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate 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:

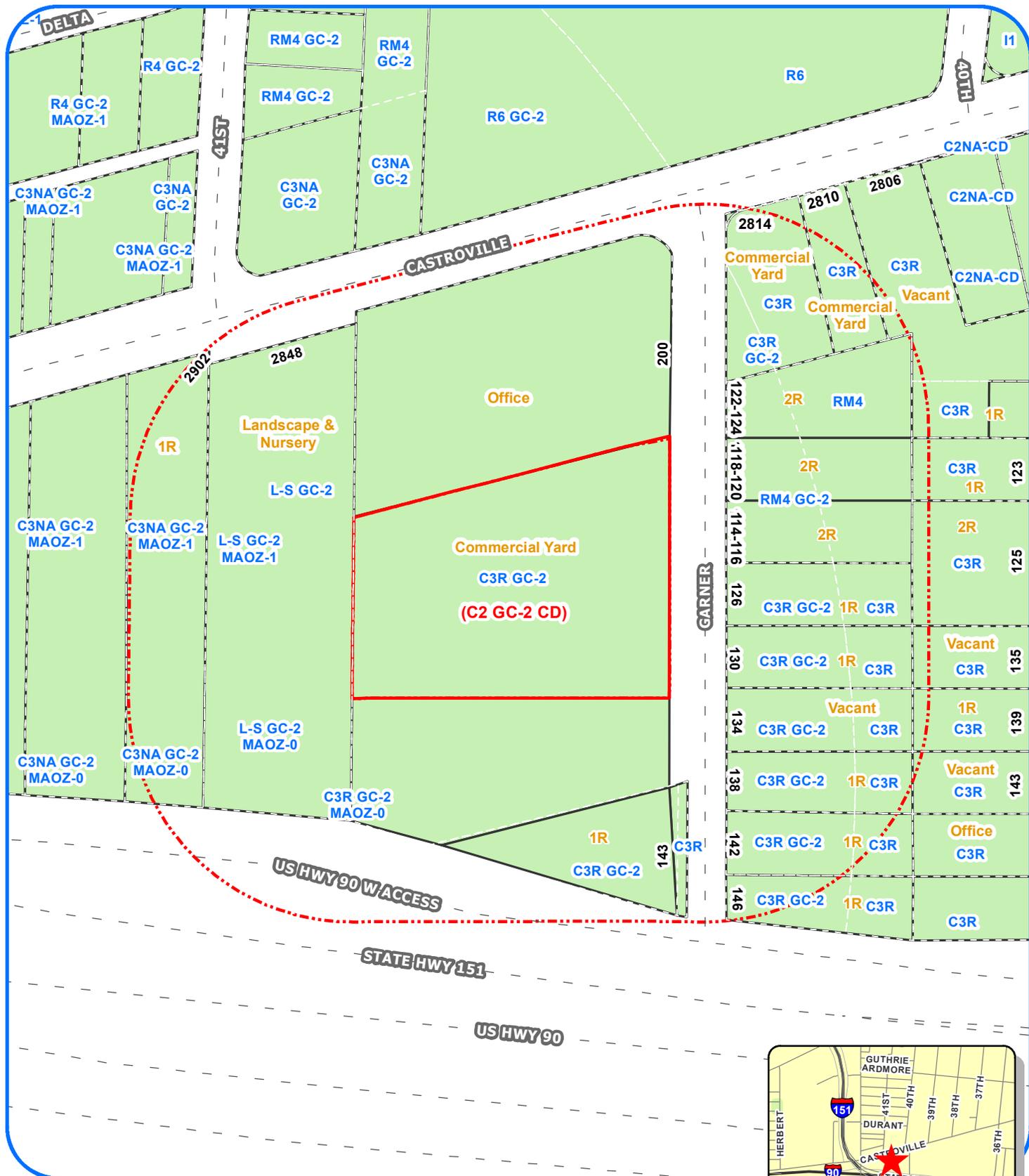
The request does not appear to conflict with any established public policy objective. The requested base zoning district is consistent with the adopted land use plan.

6. Size of Tract:

The property is 0.1331 acres, which is large enough to accommodate the uses permitted in the “NC” district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-176CD

Council District: 5

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): 1.299 acres out of Lot 35, NCB 8670

Legend

- Subject Properties ——— (1.299 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
(8/28/2014 - J.Ramirez)

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 #: Z2014176 CD

Hearing Date: September 2, 2014

Property Owner: J.D. Collision Express, L.L.C. (by Juan Diaz, Director)

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: A portion of 2842 Castroville Road

Legal Description: 1.299 acres out of Lot 35, NCB 8670

Total Acreage: 1.299

City Council District: 5

Case Manager: Trenton Robertson, Planner

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

Proposed Zoning Change

Current Zoning: "C-3R GC-2 AHOD" General Commercial Restrictive Alcoholic Sales Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 CD GC-2 AHOD" Commercial Highway 151 Gateway Corridor 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 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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “B” Residence District. In a 1987 case, the property was rezoned to “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District. The subject property is not platted in its current configuration and is undeveloped. However, the property is being used to store a variety of vehicles and contractor equipment.

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-3R”

Current Land Uses: Office

Direction: South

Current Base Zoning: “C-3R”

Current Land Uses: Vacant, Parking Lot and a Single-Family Residence

Direction: East

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

Current Land Uses: Two-Family Residences, Single-Family Residences, Undeveloped Lots and Contractor Trade Facility

Direction: West

Current Base Zoning: “L S” and “C-3NA”

Current Land Uses: Nursery and Landscaping Services 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 Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Castroville Road

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

Proposed Changes: None known

Thoroughfare: Garner

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

Proposed Changes: None known

Thoroughfare: US Highway 90/State Highway 151

Existing Character: Freeway 250’-500’; four lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 75 which operates north of the subject property along Castroville Road.

Traffic Impact: A 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 typically determined by the type and size of use. The zoning application refers to a proposed auto paint and body repair.

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

The Conditional Use site plan shows a 6,950 square foot structure with 14 parking spaces, meeting the minimum parking requirement.

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is adjacent to both a freeway and an arterial road which are designed to accommodate commercial uses and the encompassing traffic.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property. The specific use authorization would allow for the subject property to be used for auto body and paint with outside storage without changing the base zoning district to a more intense zoning designation. Current planning practices encourage more intense uses to be located along roads such as US Highway 90, State Highway 151 and Castroville Road.

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:

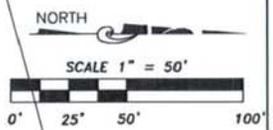
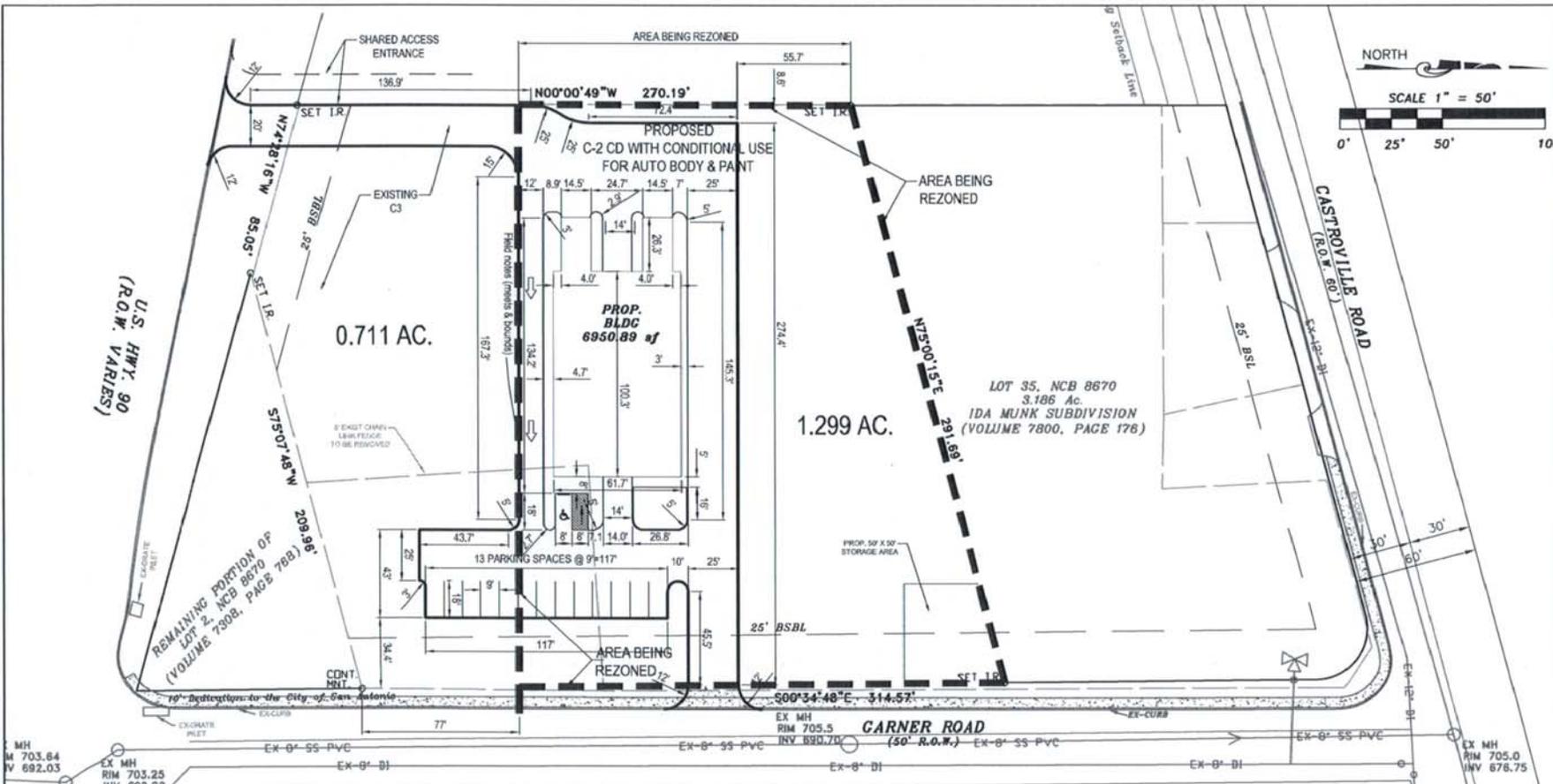
The subject site is 1.299 acres in size, which should reasonably accommodate the uses permitted in the “C-2” district, as well as the proposed auto paint and body repair shop. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

The conditional zoning procedure is designed to provide for a land use 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:

1. 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.
2. No outdoor speaker or amplification systems shall be permitted.



LEGAL DESCRIPTION

1.299 AC. OUT OF SOUTHERLY 2.01 AC. OF LOT 35, NCB 8670, IDA MUNK SUBDIVISION VOL. 7800, PG. 176, BEXAR COUNTY, TEXAS

ADDRESS:

200 GARNER STREET
SAN ANTONIO, TEXAS 78237

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING CONCRETE WALKS

PARKING SPACES PHASE 1

13 REGULAR
1 HANDICAP

PAVED AREA PHASE 1

22406.17 SQ. FT.

IMPERVIOUS COVER PHASE 1

31,453.71 SQ. FT.
0.722 ACRES



8-08-14

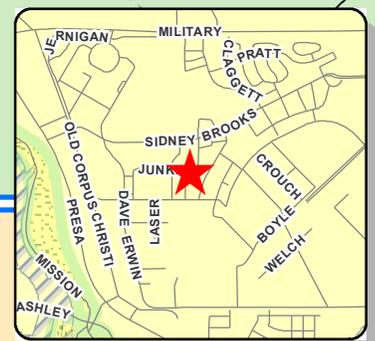
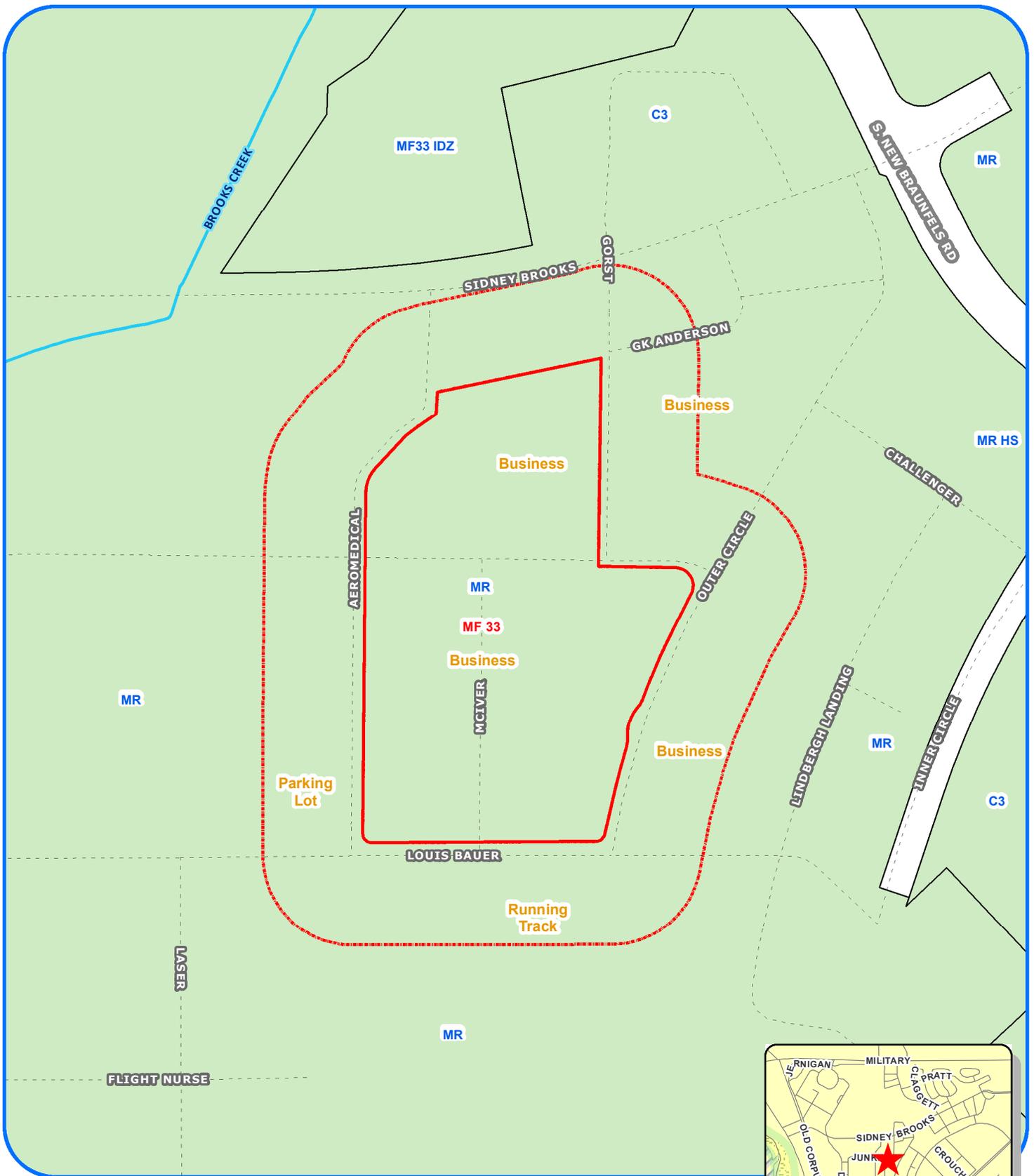
The following statement: "I, Juan Diaz, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction 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.

MHR Engineering, LLC
1848 BLANCO ROAD, SUITE 106, FORT BEND COUNTY, TEXAS 78123
PH: (719) 444-0444, FAX: 214-481-2227
www.mhreng.com

**ZONING SITE PLAN
COLLISION EXPRESS
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS**

JOB NO. 13-P046
DATE: 7-21-14
DRAWN: AG CHK: HR
SHEET

C3.0



Zoning Case Notification Plan

Case Z2014-197

Council District: 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): 13.46Ac out of NCB 10879

Legend

- Subject Properties ——— (13.46 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 #: Z2014197
Hearing Date: September 2, 2014
Property Owner: Brooks Development Authority (by Leo Gomez, President and CEO)
Applicant: Eloy Alcantar - Brooks Development Authority
Representative: Vickrey & Associates, Inc.
Location: 8010 Aeromedical Road
Legal Description: 13.46 acres out of NCB 10879
Total Acreage: 13.46
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: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association is located within 200 feet of contiguous property owned by the subject property owner.

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 an office building located within the School of Aerospace Medicine Historic District. The zoning change request will not change the boundary of the historic district.

The rezoning request for these 13.46 acres is to allow development of multi-family residences.

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” and “MF-33 IDZ”

Current Land Uses: Commercial uses and multi-family residences

Direction: East, South and West

Current Base Zoning: “MR”

Current Land Uses: Recreational Facility, public university, vacant land and structures

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

Proposed Changes: None known

Thoroughfare: Sidney Brooks and Louis Bauer Drive

Existing Character: Local Street; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus line 34 operates along Sidney Brooks.

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

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

Dwelling – Multi-Family: Minimum Parking Requirement: 1.5 spaces per unit; Maximum Parking Requirement: 2 spaces per unit.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "MF-33" base zoning district is not consistent with the adopted land use designation. A master plan amendment has been submitted, requesting to change the future land use designation to High Density Residential. 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 "MR" district is meant to accommodate a range of land uses on military installations under federal authority. When ownership of the former Brooks Air Force Base transferred away from the military, the "MR" zoning district became inappropriate and rezoning has been needed to allow redevelopment of the area. The "MR" district allowed uses permitted in "O-1"; however, the range of uses remains very limited and a 10,000 square-foot building size limit is imposed.

4. Health, Safety and Welfare:

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

5. Public Policy

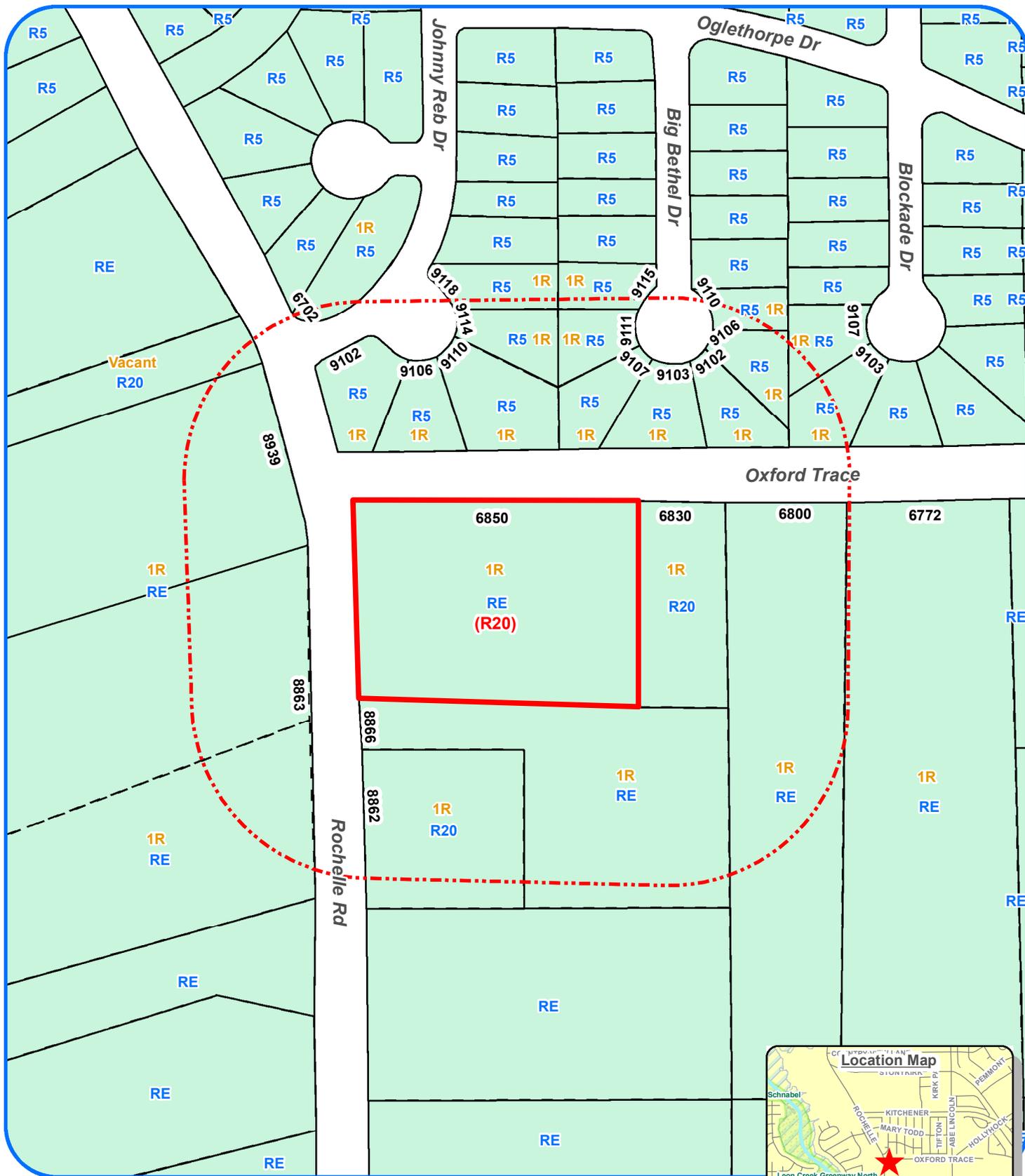
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 13.46 acres in size, which should reasonably accommodate the uses permitted in "MF-33". Should the zoning change request be approved, the property size will allow a maximum of 444 dwelling units; however, the rezoning application refers to 288 proposed dwelling units.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-215

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

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



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

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014215
Hearing Date: September 2, 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 first public hearing for this zoning case.

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 August 29, 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 September 10, 2014 public hearing; therefore, in accordance with Section 35-421 (d) (1) of the UDC, Zoning Commission consideration of the zoning change request needs to be continued to a later date.

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

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

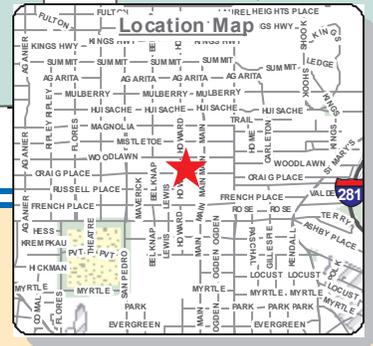
Should the plan amendment request be approved, the zoning change request does not appear to conflict with any public policy objective.

6. Size of Tract:

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

7. Other Factors:

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



Zoning Case Notification Plan

Case Z-2014-227

Council District: 1

School District: San Antonio I.S.D.

Scale: 1" approx. = 135 Feet

Subject Property Legal Description(s): 0.3237 acres out of NCB 01860 - BLOCK 001 - LOT 12 & 13

Legend

- Subject Properties (0.3237 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
(8/14/2014 - 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 #: Z2014227
Hearing Date: September 2, 2014
Property Owner: Marcus Wieser
Applicant: Cynthia Patrias - The Kokopelli Group
Representative: Cynthia Patrias
Location: 127 West Craig Place
Legal Description: Lots 12 and 13, Block 1, NCB 1890
Total Acreage: 0.3237
City Council District: 1
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

Current Zoning: "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on 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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Monte Vista Historical Association

Planning Team Members: Monte Vista Neighborhood Plan (No Planning Team)

Applicable Agencies: 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 "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property consists of two platted lots that were platted into their current configuration in 1945 (Volume 2153, page 537 of the Deed and Plat Records of Bexar County, Texas). The property is developed as an apartment building measuring 5,328 square feet and a detached carport measuring 1,904 square feet, which were built in 1960.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Apartments and Townhomes

Direction: North

Current Base Zoning: "R-4", "R-4 CD", "C-1"

Current Land Uses: Bed and Breakfast, Single-Family Dwellings, and Parking

Direction: East

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

Current Land Uses: Bed and Breakfast and Apartments

Direction: South

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

Current Land Uses: Single-Family Dwellings and Retirement Home

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, which was adopted in 1975. 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 Craig Place and Howard Street

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

Proposed Changes: None known

Thoroughfare: North Main Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 90, which operate east of the subject property along North Main Avenue.

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

Parking Information: Off-street parking requirements for multi-family residential uses are determined by the number of dwelling units. Minimum Requirement: 1.5 spaces per unit; Maximum Allowance: 2 spaces 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. The Monte Vista Neighborhood Plan is not a consistency plan, and therefore, does not require a consistency determination. Rather it is a guide for development in the area.

2. Adverse Impacts on Neighboring Lands:

Approval of the "MF-33" Multi-Family District is not likely to have an adverse impact on the neighboring lands. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

3. Suitability as Presently Zoned:

Both the current "R-4" and proposed "MF-33" are appropriate for the subject property. The zoning change request is meant to bring the existing apartments into compliance. Approval of the rezoning request will not change the overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

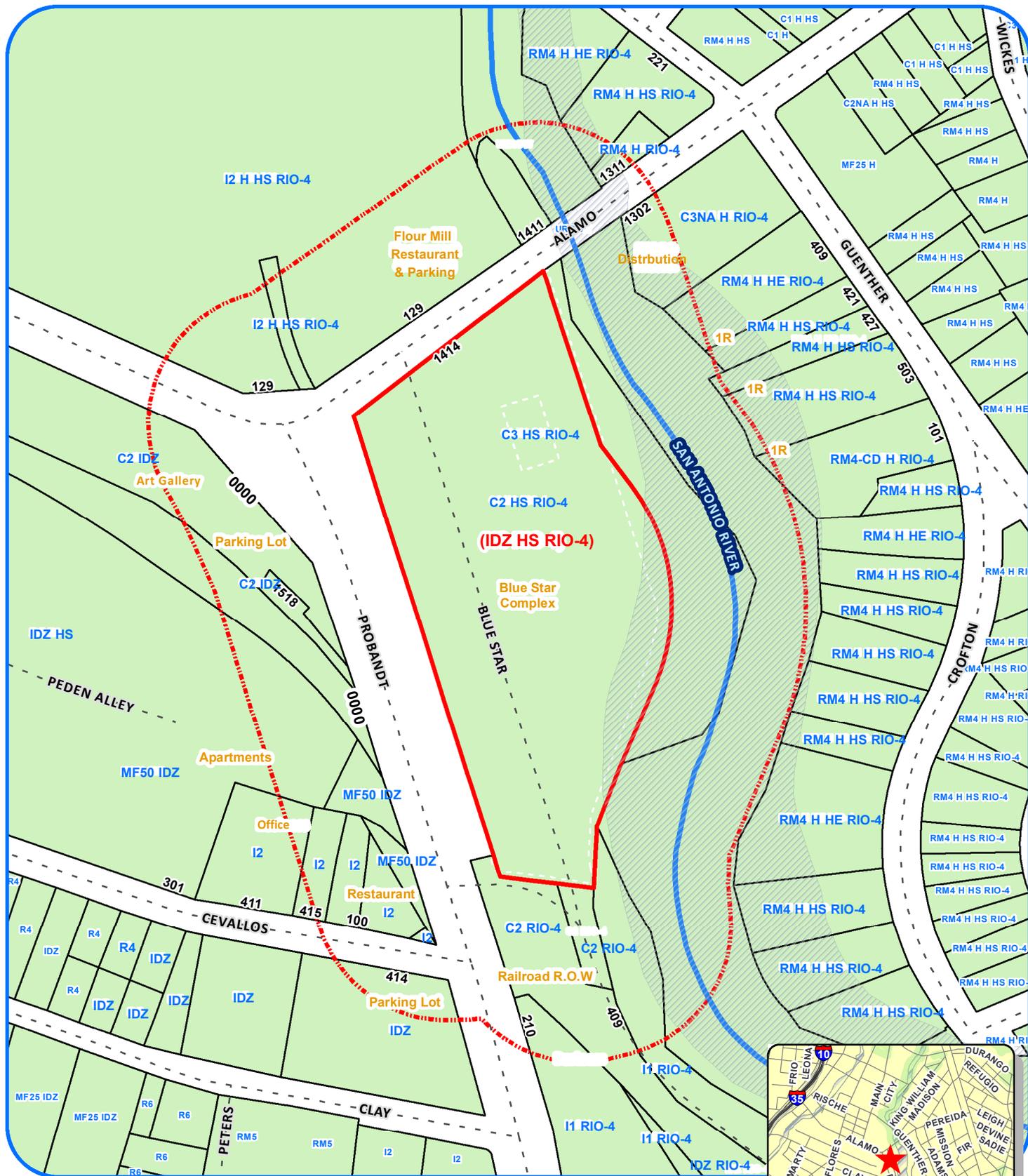
The request does not appear to conflict with any public policy objective. This rezoning request is consistent with several of the neighborhood vision items identified in the Monte Vista Neighborhood Plan.

6. Size of Tract:

The subject site is 0.3237 acres in size, which is sufficient in size for the current development as an apartment complex.

7. Other Factors:

The existing multi-family complex does not comply with the current residential single-family zoning district and is a nonconforming use. The property owner seeks to bring the property into compliance through rezoning.



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 2, 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 first public hearing for this zoning case.

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 August 29, 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:

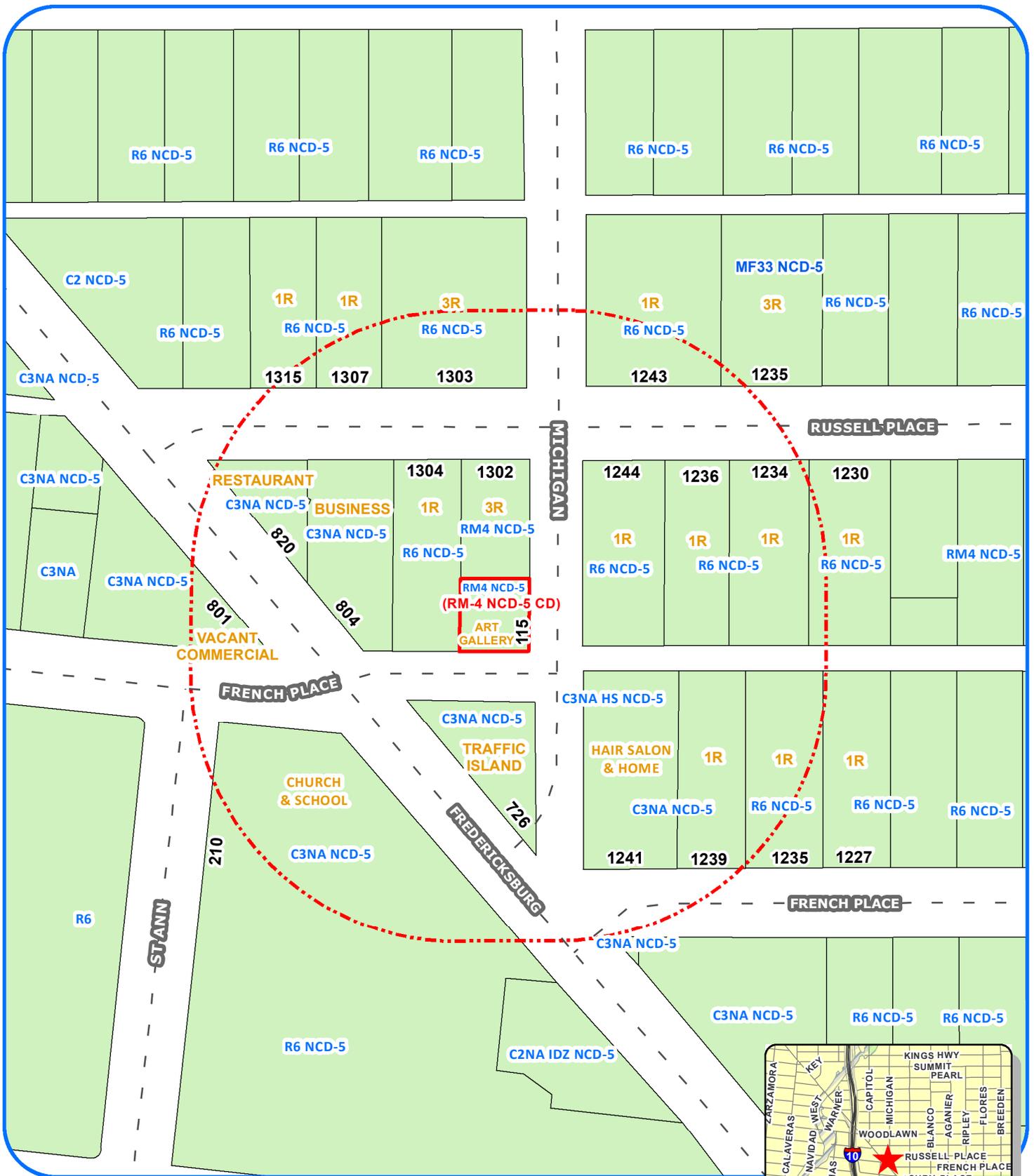
The request does not appear to conflict with any established public policy. The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure 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 Z2014-230

Council District: 1
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 1872 BLK 48 Lot S 44ft of 5 & 6

Legend

- Subject Properties (0.0505 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
 (8/14/2014 - J.Ramirez)

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 #: Z2014230 CD
Hearing Date: September 2, 2014
Property Owner: Jeffrey Dersh
Applicant: Celeste Wackenhut
Representative: Kaufman & Killen
Location: 115 Michigan Avenue
Legal Description: The south 44 feet of Lots 5 & 6, Block 48, NCB 1872
Total Acreage: 0.0505
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-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "RM-4 CD NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for an Art Gallery

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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Beacon Hill 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, and was originally zoned “D” Apartment District. In a 1997 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 the current “RM-4” Residential Mixed District. The property is not platted in its current configuration, but is developed with a commercial structure measuring approximately 2,200 square feet in size that was built in 1945. The existing structure covers the entire lot.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “RM-4”, “R-6” and “C-3NA”

Current Land Uses: Apartments, single-family residence, auto glass repair, snack shop and a duplex

Direction: East

Current Base Zoning: “R-6 and “C-3NA”

Current Land Uses: Apartments, single-family residences and retail center

Direction: South

Current Base Zoning: “C-3NA”

Current Land Uses: Church

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 Beacon Hill Area Neighborhood Conservation District (NCD-5) 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 Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A Certificate of Compliance review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Fredericksburg Road

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

Proposed Changes: None known

Thoroughfare: West Russell Place and West French Place

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 95, 96, 97, 289, and 296 which operate along Fredericksburg 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 zoning application refers to a proposed art gallery.

Retail – Art Gallery: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA);
Maximum Parking Requirement: 1 space per square feet GFA.

As the existing structure encompasses the entire area of the subject property, no parking is available on-site. A cooperative parking agreement or a parking adjustment from the Board of Adjustment will be required prior to the issuance of a Certificate of Occupancy.

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 Midtown Neighborhoods Plan and is currently designated as Mixed Use and Low Density Residential in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with Mixed Use land use designation, but is not consistent with the Low Density Residential designation. A master plan amendment has been submitted, requesting to change the future land use designation to Mixed Use, which encourages neighborhood commercial development and residential uses, concurrently, with residential uses established on the second story of the structure. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "RM-4" base zoning district is appropriate for the subject property's location at the periphery of a single-family residential neighborhood. The proposed conditional use will provide a suitable low-intensity mixed-use transition between the commercial uses along Fredericksburg Road to the west and the residences to the east.

4. Health, Safety and Welfare:

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

5. Public Policy

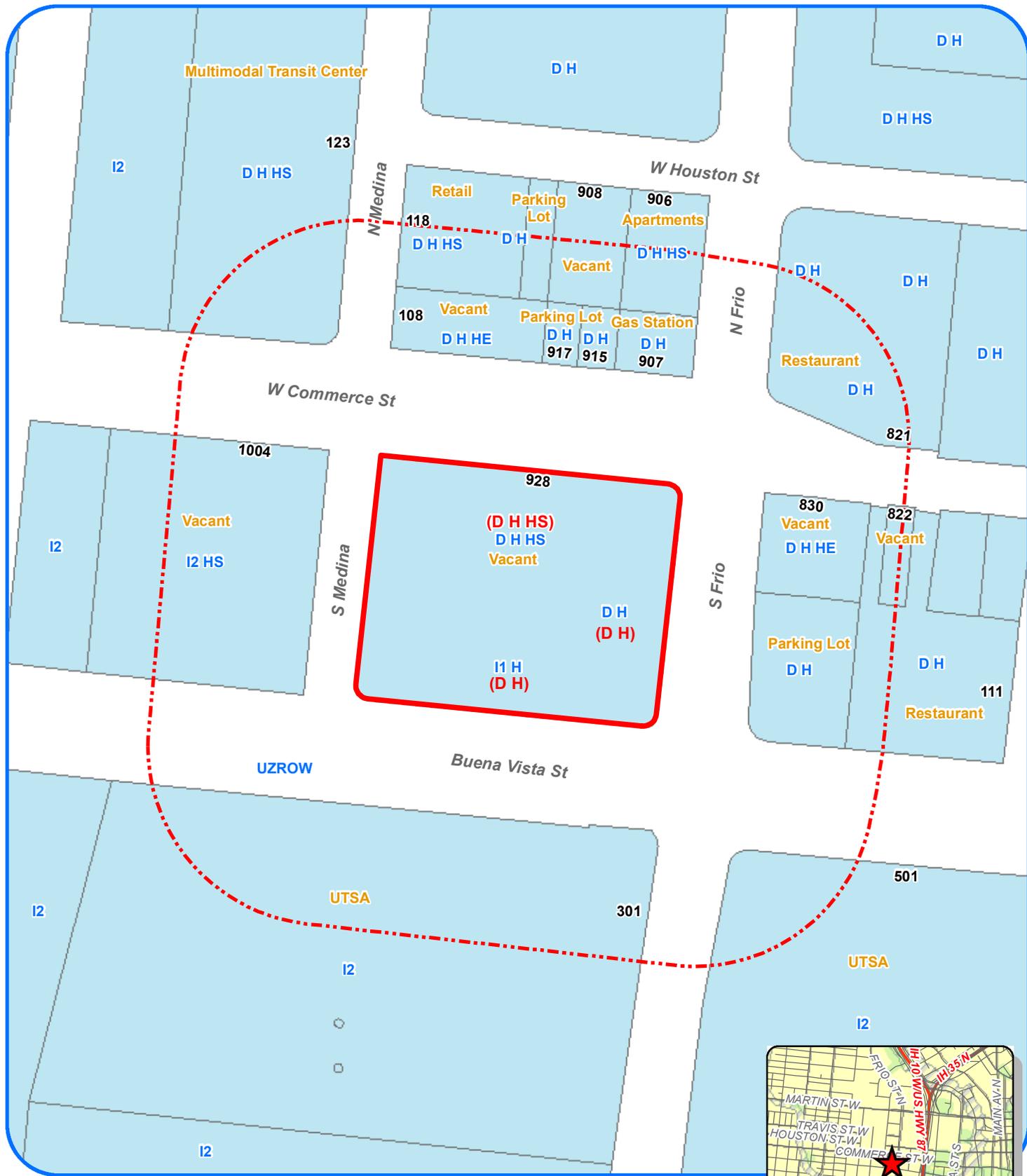
Should the plan amendment request be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.0505 of an acre in size, which should reasonably accommodate the uses permitted in "RM-4" as well as the proposed art gallery.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z2014-231

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

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)

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)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014231

Hearing Date: September 2, 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 first public hearing for this zoning case.

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 August 29, 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:

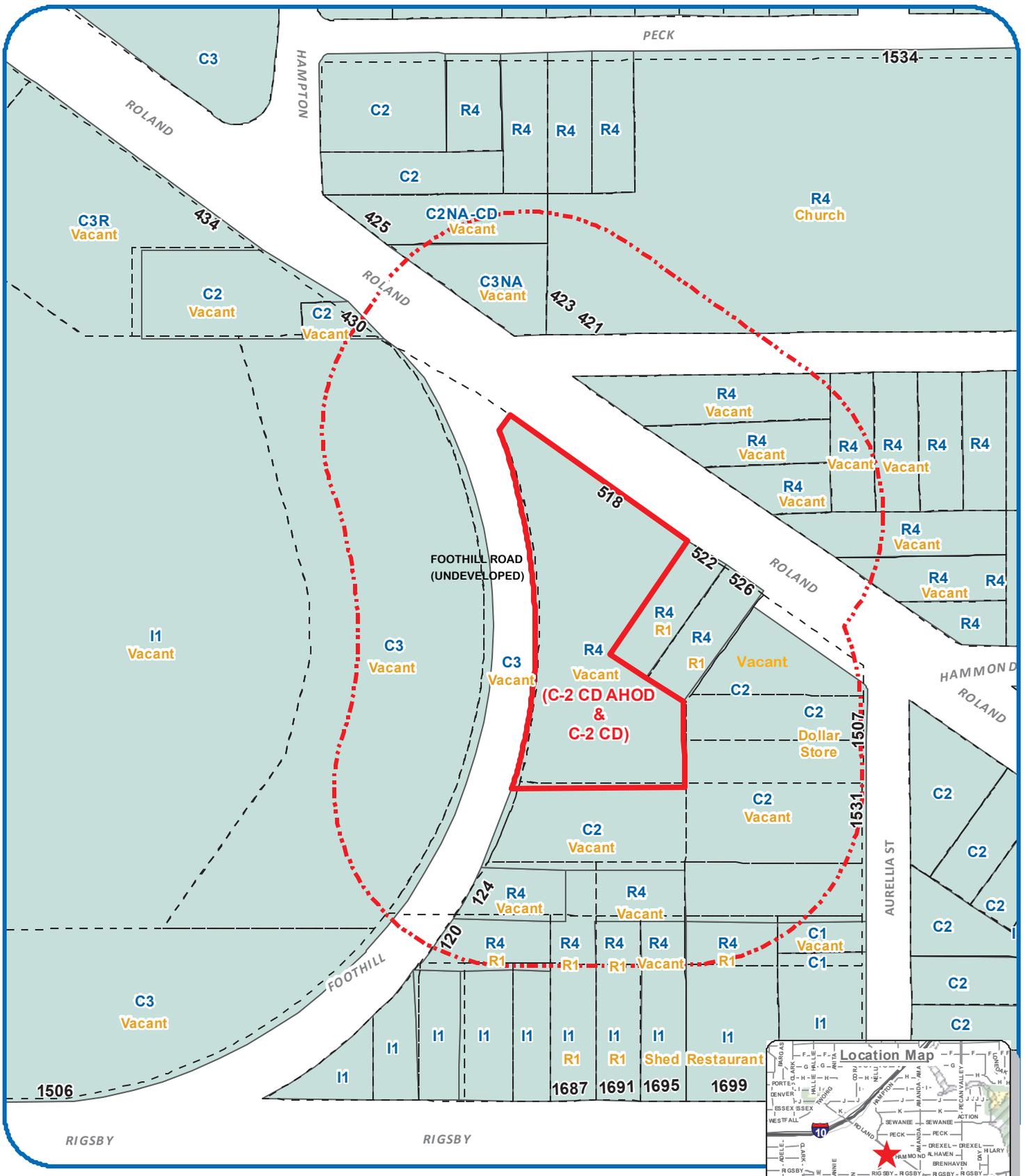
The request does not appear to conflict with any public policy objective.

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-2014-232CD

Council District: 2
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): 1.087 acres out of NCB 10331 - BLOCK 001 - LOT 1, 2, 6, AND 7

Legend	
Subject Properties	(1.087 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
 (8/14/2014 - 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 #: Z2014232 CD
Hearing Date: September 2, 2014
Property Owner: George R. Robles
Applicant: George R. Robles
Representative: Kaufman & Killen, Inc.
Location: 518 Roland Avenue
Legal Description: Lots 1, 2, 6 & 7, Block 1, NCB 10331
Total Acreage: 1.087
City Council District: 2
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an 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 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 August 29, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 25

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1951 (Ordinance 15765) and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1981 (Volume 72, page 519 of the Deed and Plat Records of Bexar County, Texas), and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West

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

Current Land Uses: Undeveloped Land

Direction: Southeast

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

Current Land Uses: Single-Family Dwellings, Commercial Use, and Undeveloped Land

Direction: South

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

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

Direction: Northeast across Roland Avenue

Current Base Zoning: "R-4", "C-2NA" and "C-3NA"

Current Land Uses: Church and Undeveloped Land

Overlay and Special District Information: Many 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: Roland Avenue

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

Proposed Changes: None known

Thoroughfare: Rigsby

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

Proposed Changes: None known

Thoroughfare: Interstate Highway 10

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 30, which operate south of the subject property along Rigsby Avenue.

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

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

Auto and Light Truck Repair - Minimum Requirement: one space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum Allowance: one space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas

The conditional use site plan shows 7,500 square foot of building space with 30 parking spaces.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The 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:

Granting of the "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential, commercial to industrial. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

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

3. Suitability as Presently Zoned:

Both the current "R-4" and proposed "C-2" districts are appropriate for the subject property. Staff believes future single-family residential development is unlikely due to the property's location on a major thoroughfare. The proposed "C-2" district will not change the overall character of the community.

The proposed zoning is appropriate given the location and proximity to the intersection of Interstate Highway 10 and Rigsby commercial nodes.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any public policy objective. The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

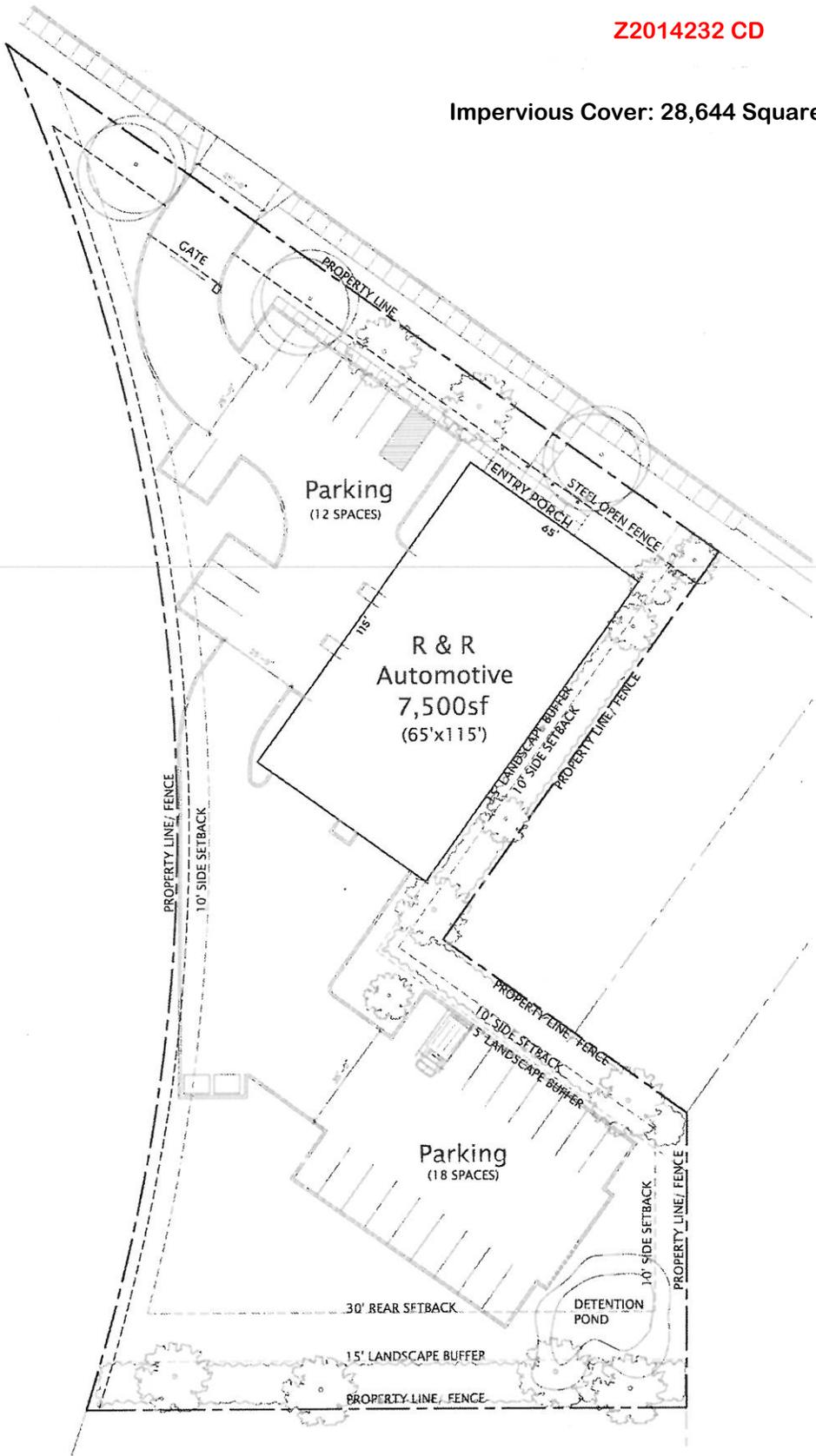
The subject site is 1.087 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Auto and Light Truck Repair. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the 1.087-acre site that includes all 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 and Light Truck Repair) approving the conditional zoning district.

Impervious Cover: 28,644 Square Feet

FROM: "R-4" Residential Single-Family District
TO: "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair



I, GEORGE R. ROBLES, 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 OFFICE OF HISTORIC PRESERVATION

TO: Zoning Commission

FROM: Shanon Shea Miller, Director, Office of Historic Preservation

COPY: Carlos Contreras, Assistant City Manager

SUBJECT: Amendment to Articles III and IV of the Unified Development Code to authorize the creation of four (4) Mission Protection Overlay zoning districts

DATE: September 2, 2014

Summary:

The Office of Historic Preservation is requesting amendments of Articles III and IV of the Unified Development Code for the creation of four (4) Mission Protection Overlay zoning districts. The proposed zoning districts will place new regulations on the height of new construction in proximity to the historic San Antonio Missions.

Background Information:

The San Antonio Missions have been nominated as a World Heritage site. Protecting the scenic quality of these sites is imperative to the success of the nomination which will yield valuable social and economic benefits for the City. In order to protect these important community treasures, the Office of Historic Preservation is proposing the creation of four (4), Mission Protection Overlay zoning districts (MPODs). Currently, there are no set height restrictions that consider the impact of new construction in close proximity to the historic mission sites, and the appropriateness of new construction is often subjective to individual interpretation versus adopted standards.

The Strategic Historic Preservation Plan, adopted by Council in 2009, has provided a number of recommendations for improving the City's historic preservation program, including a recommendation to expand the City's current viewshed ordinance for incorporation into the design review process. The implementation of planning tools, such as viewsheds, to protect important views and regulate developments adjacent to and near significant historic sites is commonly practiced worldwide. As World Heritage efforts in San Antonio have moved forward, the development of a viewsheds program or zoning buffer for the missions has been identified as a crucial component to the nomination. Since 2012, OHP staff has explored different options for implementing new viewsheds for the four southern missions.

The Office of Historic Preservation has developed the proposed overlays through consultation with stakeholders, including the National Parks Service and World Heritage Advisory Committee, and has hosted two preliminary public meetings on the topic. The proposed overlays expand upon the current viewshed provisions in the Unified Development Code, which stakeholders have long considered to have limited controls. Instead, the proposed overlays establish a formula for the height of new construction within a 1,500-foot radius of markers located at Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada, providing a buffer zone around the missions which protects views in all directions.

The proposed overlays will allow for a new layer of design control in addition to existing regulations for affected properties which include both the Historic Design Guidelines and the River Improvement Overlay requirements. Only a small portion of properties affected by the proposed ordinance are not currently

regulated by one of these existing overlays. While most projects would continue to be reviewed by the Historic and Design Review Commission, a small number of projects on properties with no other overlay would continue to be reviewed at the administrative level.

The Historic and Design Review Commission reviewed and recommended approval of the proposed zoning overlays on August 20, 2014.

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

AMENDING CHAPTER 35 OF THE MUNICIPAL CODE (UNIFIED DEVELOPMENT CODE) OF THE CITY OF SAN ANTONIO, TEXAS TO HISTORIC CORRIDOR PROTECTION STANDARDS AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, the City of San Antonio (“City”) has twenty-seven (27) historic districts; six River Improvement Overlay (RIO) Districts, over 1,200 individually designated local landmarks and more than 2,000 recorded archaeological sites; and

WHEREAS, in an effort to enhance the City’s historic resources and further advance services to the public, the City sought the services of a consultant to develop a strategic historic preservation plan for the City’s historic districts and individual landmarks; and

WHEREAS, on August 20, 2009, the Strategic Historic Preservation Plan was adopted by the San Antonio City Council which recommended protecting viewsheds could be an additional design management element within design guidelines and noted the lower Missions within the National Historical Park are not protected under a viewshed overlay; and

WHEREAS, the Historic and Design Review Commission has recommended approval of these amendments; and

WHEREAS, the Zoning Commission has recommended approval of these amendments;

WHEREAS, in an effort to enhance the City’s historic resources and further advance services to the public, the City sought the services of a consultant to develop a strategic historic preservation plan for the City’s historic districts and individual landmarks; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Code of San Antonio, Texas is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article III, is hereby amended by inserting the language underlined below:

ARTICLE III. ZONING

STATEMENT OF PURPOSE

This article implements the following policies of the master plan:

- Growth Management, Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Growth Management, Policy 1b: Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas.
- Growth Management, Policy 1f: Encourage a balance of new development and redevelopment.
- Neighborhoods, Goal 4: Promote the provision of sound and affordable housing to all San Antonians.
- Strategic Historic Preservation Plan, Strategy 2.5: Assess viewshed needs in existing/potential historic districts; Incorporate viewsheds into citywide and neighborhood guidelines; Incorporate into conservation subdivision code.

Sec. 35-303. - Establishment of Districts.

(b) Overlay Districts. The city hereby establishes the following overlay districts which shall be governed by all of the uniform use and area requirements of this chapter. Within these overlay districts, additional requirements are imposed on certain properties within one (1) or more underlying general or conditional zoning districts. The overlay districts established by this chapter, including the symbol for each type of district is as follows:

**Overlay Districts
(Listed in Alphabetical Order)**

"AHOD"	Airport Hazard Overlay District
***	***
"MPOD"	<u>Mission Protection Overlay District</u>
***	***

Sec. 35-337. - "VP" Viewshed Protection and "MPOD" Mission Protection.

(a) Designation Criteria.

- (1) To be designated as a viewshed protection district or a mission protection overlay district, an area must lie within the viewshed of the major entrance or front door to the following historic landmark buildings, objects, sites, or structures:

- (2) Additional mission protection not within the major entrance or front door may be granted based on written descriptions, survey information, photos, maps or illustrations in accordance with the standards and process of this section. Such protection may be related to corridors, outward views and other visual links.

(b) Zoning Process and Classification.

- (1) This Code authorizes the establishment of viewshed and mission protection districts; however, separate ordinances are required to designate each district. This chapter also specifies the general purposes of the protection districts and the scope of the standards which the separate ordinances may address. Ordinances designating each viewshed or mission protection district shall identify the designated ~~protection~~ districts and the scope of the standards which the separate ordinances may address.
- (3) Ordinances designating each protection district shall identify the designated viewshed or mission protection district(s) and specify the individual purposes and standards for that district.
- (4) The office of historic preservation shall undertake land use and other background studies necessary to designate a viewshed or mission protection-district. All property owners within the proposed district and adjacent areas shall be afforded the opportunity to comment on the ordinance regulations.
- (5) The viewshed or mission protection districts are established as overlays to the regular base zoning districts.

(6) The zoning designation for the viewshed or mission protection district shall consist of a base zone symbol and the viewshed or mission protection district symbol ("VP" or "MPOD") as a suffix. Viewshed or mission protection districts shall be numbered sequentially to distinguish among different districts, i.e., "VP-1", "VP-2", "MPOD-1", etc. and shall be give a specific name, i.e., Alamo Viewshed, Mission Conception Viewshed, Mission Conception Protection Overlay District, etc. along with a number.

(c) Boundaries.

(1) To be designated as a viewshed or mission protection district, an area must be located in front of or behind a building or site as described in subsection (a) of this section (designation criteria) unless other or additional areas are designated by approved ordinance.

(2) Prior to viewshed or mission protection designation, a brass disk monument shall be set and named to mark the viewpoint origination. This monument shall be called out in a survey as the instrument in each legal description defining a viewshed. Each monument shall be numbered and named sequentially, i.e., "VP-1", "VP-2", etc. From the named monument the elevation, horizontal angle, and vertical angle of the viewshed shall be determined. The viewshed or protection boundary shall be described in the ordinance designating a viewshed or mission protection district.

(3) Using these points, the viewshed or mission protection area shall also define the volume or envelope within which new construction will be allowed. New construction beyond or outside of this envelope that protrudes into the viewshed or protected area and obstructs the view of the designated building or site being photographed, filmed, or otherwise enjoyed by visitors to the site shall be limited by this chapter.

(d) Development Standards.

General. Ordinances establishing specific viewshed or mission protection districts shall comply with the requirements addressed in this section subject to the guidelines included herein. In the event of a conflict between the specific viewshed and/or mission protection district and other provisions of this chapter, the viewshed or mission protection district provisions shall prevail.

(1) Limitation on Construction. No part of a new structure, sign, tower, roof top equipment or other appurtenance shall be permitted to

encroach into any designated viewshed or protected area as set forth in this chapter unless an encroachment is approved in accordance with subsection (2), below. If the maximum height allowed in any zoning district within the city differs from the height permitted by a protection district, the more restrictive height limitation shall apply.

A. Protection Angles - No single building, structure, sign or object shall be constructed within a Mission Protection Overlay District which exceeds the allowable height established by the protection angle for each district.

(2) Nonconforming Structures.

- A. Any structure which presently encroaches into a viewshed or mission protection district which was lawfully authorized by ordinances or regulations existing prior to the effective date of a protection district may continue. However, such encroachments will be encouraged to be removed as part of any remodeling or reconstruction of the structure. In the case of certain focal points that contribute to the historic character and to the quality of the urban design of the city, their removal due to their nonconforming status is not encouraged.
- B. Structures lawfully established prior to the effective date of a protection district may be modified provided that such modification does not cause the structure to encroach into the viewshed or mission protected area to any greater extent in any dimension or configuration, specifically height, width or mass, than the existing structure.
- C. Nonconforming structures may be maintained and repaired as necessary for the safe and efficient operation or use provided that no such maintenance or repair shall cause the structure to encroach into a viewshed or mission protected area to a greater extent in any dimension or configuration, specifically height, width, or mass, than the structure encroached prior to such maintenance and repair.
- D. Whenever a nonconforming structure which does not conform with the provision of this chapter is destroyed by fire, other calamity or by act of God, its use may be resumed or the structure may be restored provided the restoration is commenced within one

(1) year and diligently pursued to completion. The structure after such restoration shall not encroach into a viewshed or mission protected area to a greater extent in any dimension or configuration, specifically height, width, or mass, than the encroachment which existed prior to destruction.

(e) Public Facilities. Public agencies shall comply with a ~~viewshed protection~~ district in the siting and design of facilities which are located within or adjacent to a protection district. Utilities are encouraged to be located underground and in the right of way where possible.

ARTICLE III, DIVISION 4. – OVERLAY DISTRICTS

Section 35-339.06 – “MPOD” Mission Protection Overlay Districts.

Statement of Purpose

The San Antonio Missions and their historic grounds are an invaluable historic resource within the City of San Antonio. The City of San Antonio recognizes the positive cultural and economic benefits to preserving the scenic and environmental quality of the sites. A new zoning overlay for the four (4) Mission Sites (Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada) will regulate the height of new construction which may encroach upon or threaten the integrity of the historic mission sites.

Development and land use adjacent or near the Mission sites have the ability to negatively impact the scenic and environmental quality of these important sites. The purposes of these overlay districts is as follows:

- To create a more attractive, cohesive, and safe environment.
- To safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the city's cultural, natural, historic, and economic fabric.
- To create favorable impressions of San Antonio as well as provide environmental enrichment for the citizens of the city.
- To enhance San Antonio's image as a progressive, scenic, and livable community.
- To preserve, protect, and enhance areas of high tourist and visitor visibility.
- To enhance the appearance and economic viability of Mission Protection Overlay Districts.

- To provide motorists and pedestrians with attractive viewing opportunities.
- To reduce visual clutter and limit distractions modern-day distractions within Mission Protection Districts.
- To stabilize and strengthen property values within Mission Protection Districts.

(a) Initiation Procedures and Zoning Classification.

- (1) The Mission Protection Overlay Districts are established as overlays to the regular base zoning districts established by this chapter as well as any additional overlays that have been previously applied.
- (2) The zoning designation for the Mission Protection Overlay Districts shall consist of a base zone symbol and the overlay district symbol "MPOD".
- (3) A unique number corresponding to a specific site shall be assigned to each Mission Protection Overlay District.

(b) Boundaries.

- (1) Boundaries established for MPOD-1, MPOD-2, MPOD-3 and MPOD-4. Typically, Mission Protection Districts shall encompass all areas that are visible or potentially visible from a disc. This shall be defined as the area which falls within a 1,500-foot radius originating from a point located exactly 125 feet from the front door of each Mission chapel, as marked by the disc.

(c) Protection Angles.

- (1) The established protection angle for each Mission Protection Overlay District shall apply to the full extent of the district. A protection angle shall originate exactly 5.5 feet above the brass monument disc that defines each Mission Protection District as prescribed in Section 35-303 and extend outward 360° and upward at a 2° angle.

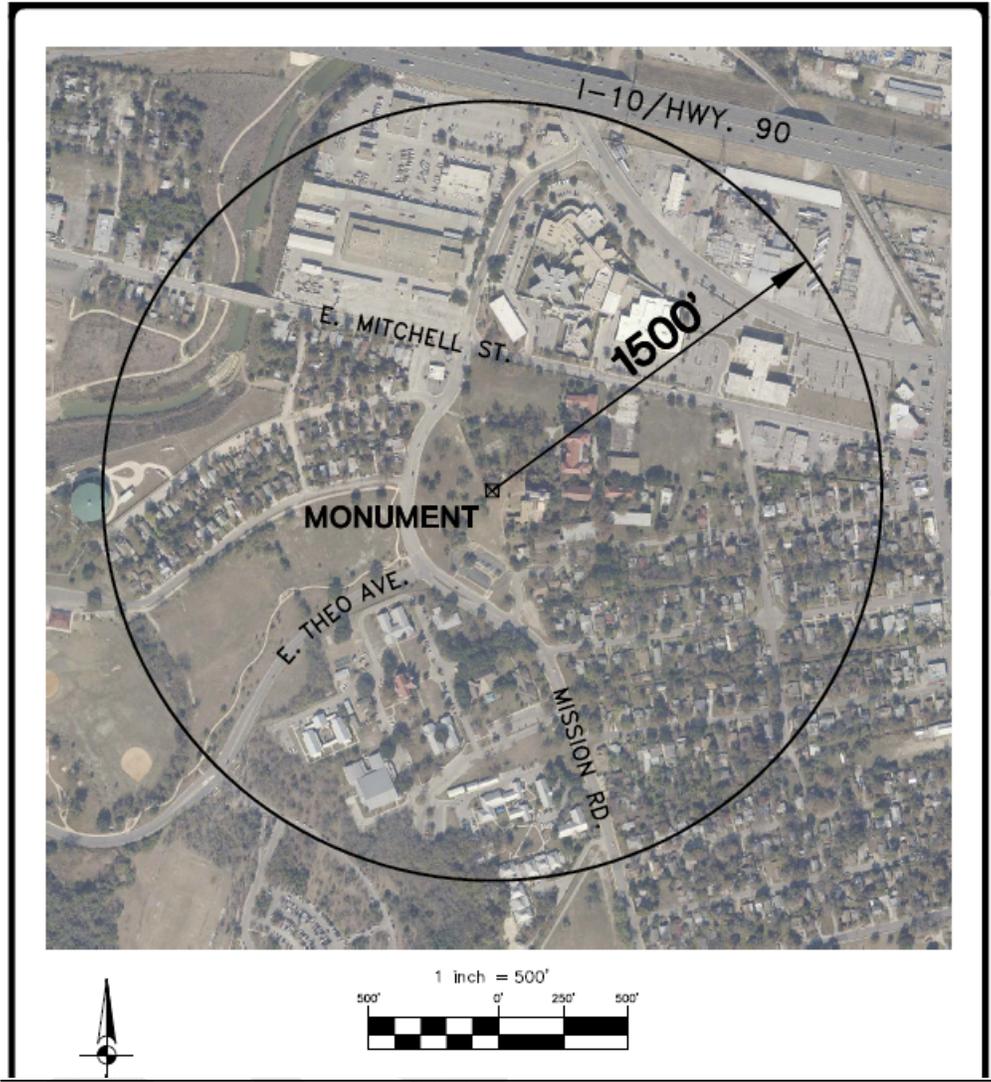


Figure 339.06-1 Illustrating Protection Radius

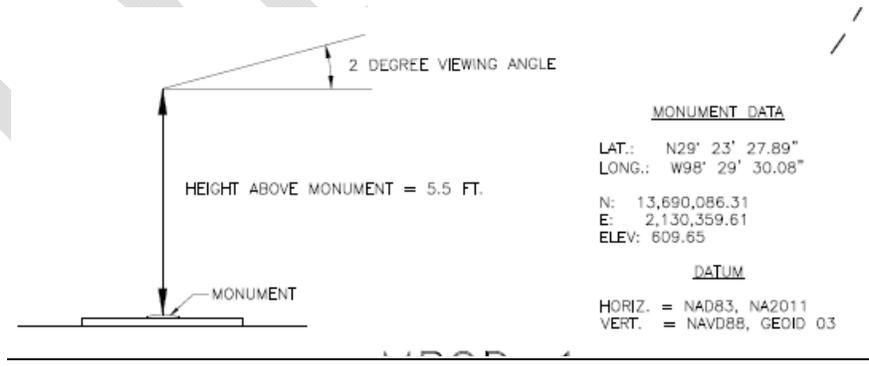


Figure 339.06-2 Illustrating Protection Angle

(d) Administration. Mission Protection Districts shall be governed in accordance with articles of this chapter as applicable.

- (e) Public Facilities and Utilities. Public agencies (including local, county, state and federal) are encouraged to take into account Mission Protection Districts and be sensitive to the intent and provisions of a corridor ordinance in the siting and design of facilities which are located within or adjacent to Mission Protection Overlay Districts. New facilities should conform to the design and development standards in division 7 of Article VI of this chapter.

Article IV, Division 5. – HISTORIC AND DESIGN REVIEW

Sec. 35-450. - General Rules.

- (a) Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the Department of Development Services before said party will be allowed to undertake activities affecting a designated historic landmark, property within a designated historic district, a state archaeological landmark, a recorded Texas historical landmark, property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, property within a Mission Protection Overlay District, public property, public rights-of-way, or public art.

Sec. 35-611. Certificate of Appropriateness - Administrative Approval.

Applications for certain minor alterations, additions, ordinary repairs or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic and design review commission. Those activities which constitute minor alterations, additions, repairs or maintenance include but are not limited to:

Miscellaneous

- a) Reasonable changes in color to awning fabric that are consistent with the district or landmark characteristics
- b) Renewal of expired certificates of appropriateness

- p) Mission Protection Overlay District applications being reviewed for height/angle conformity only.

SECTION 3. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid

or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 4. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing code.

SECTION 5. This ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this ____th day of _____, 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Robert F. Greenblum, City Attorney