

CITY OF SAN ANTONIO

Zoning Commission Agenda

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

Tuesday, July 15, 2014
12:45 PM

ZONING COMMISSIONERS

Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – 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	

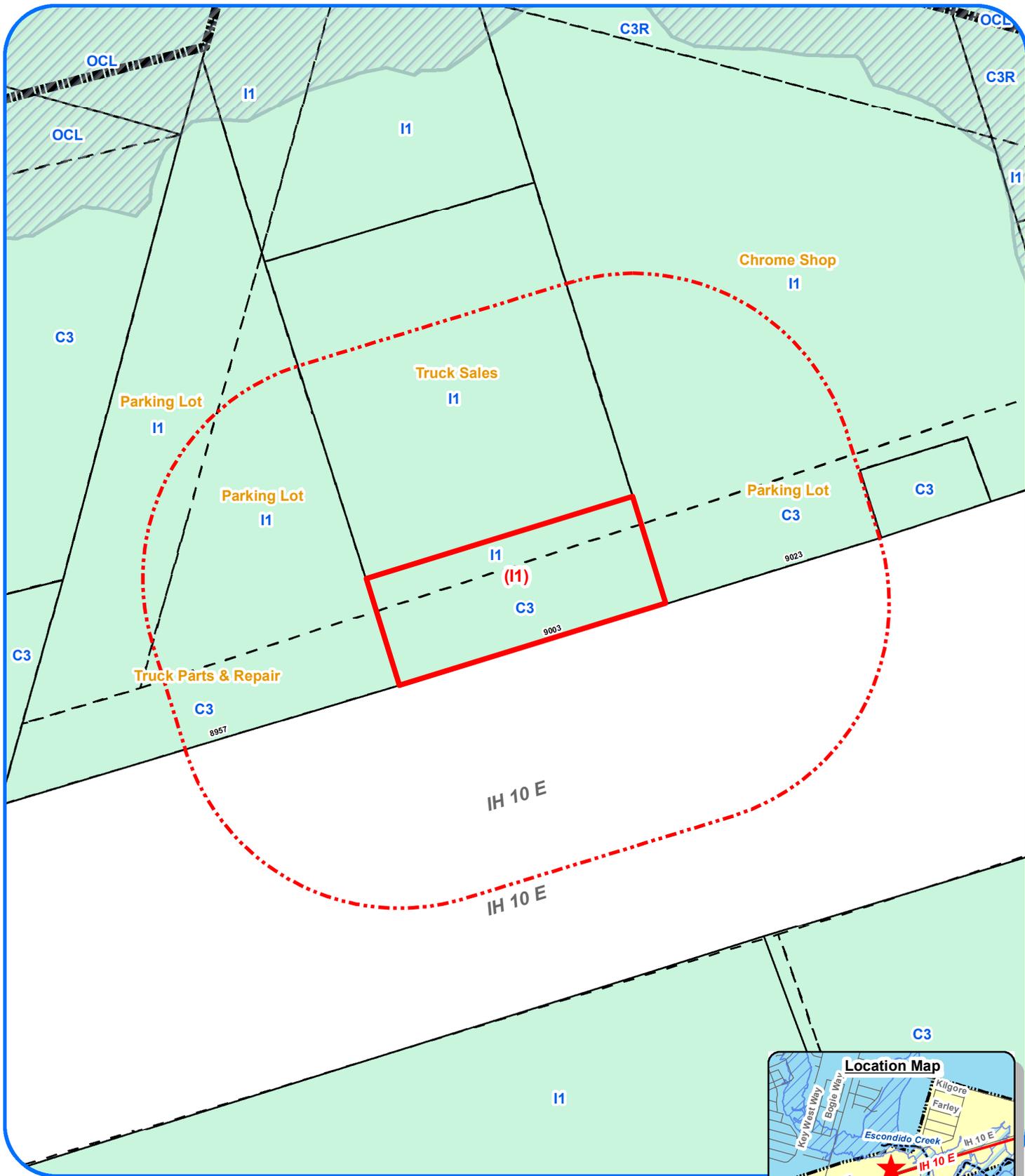
1. **12:45 PM** - Work Session – Lone Star Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for July 15, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of July 1, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014173 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on 0.5736 of an acre out of NCB 16549 on a portion of 9003 Interstate Highway 10 East.
7. **ZONING CASE NUMBER Z2014185 S (Council District 3):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization 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 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue.
8. **ZONING CASE NUMBER Z2014146 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 PUD AHOD” Residential Single-Family Planned Unit Development Airport Hazard Overlay District (on 7.9052 acres out of Lots 2, 3, 4, 5, 6, 13, and Lot 14) and “C-2 AHOD” Commercial Airport Hazard Overlay District (on 1.313 acres out of Lot 1) on Lots 2, 3, 4, 5, 6, 13, 1.313 acres out of Lot 1, and 1.174 acres out of Lot 14, Block A, NCB 15704; 14615 Durham Drive and a portion of the 4600 Block of Stahl Road.

9. **ZONING CASE NUMBER Z2014154 HL (Council District 1):** A request for a change in zoning from “C-2 NCD-2 AHOD” Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “RM-4 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “C-2 HL NCD-2 AHOD” Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and “RM-4 HL NCD-2 AHOD” Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records; 2822 North Flores Street.
10. **ZONING CASE NUMBER Z2014156 (Council District 2):** A request for a change in zoning from “R-5” Residential Single-Family District to “C-3” General Commercial District on 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757; 1825 (also known as 1845) South W.W. White Road.
11. **ZONING CASE NUMBER Z2014190 (Council District 1):** A request for a change in zoning from “R-6 NCD-2 AHOD” Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to “RM-5 NCD-2 AHOD” Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 13, 14 and the west 10 feet of Lot 15, Block 3, NCB 6425; 415 West Elsmere Place.
12. **ZONING CASE NUMBER Z2014191 (Council District 10):** A request for a change in zoning from “C-3 IH-1 AHOD” General Commercial Northeast Gateway Corridor Airport Hazard Overlay District to “L IH-1 AHOD” Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District on 13.135 acres out of Parcel 3, NCB 15911 on portions of the 11100 - 11200 Blocks of Interstate Highway 35 North.
13. **ZONING CASE NUMBER Z2014192 CD (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Truck Parts/Accessory Installation – No Mechanical Service Permitted on 2 acres out of Parcel 18, NCB 17990; 8265 IH-10 East.
14. **ZONING CASE NUMBER Z2014193 (Council District 10):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 1, 2, 8, 9, 10, and 11, Block 1, NCB 12571 and Lot 5, Block 5, NCB 12575; 8800 - 8856 Broadway, 8705 - 8745 and 8706 Botts Lane.
15. **ZONING CASE NUMBER Z2014194 (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.181 acres out of Lot 8, NCB 12328 on a portion of the 7400 Block of South Zarzamora Street.
16. **ZONING CASE NUMBER Z2014199 S (Council District 4):** A request for a change in zoning from “RP” Resource Protection District and “RP AHOD” Resource Protection Airport Hazard Overlay District to “RP S” Resource Protection District with a Specific Use Authorization for a Private Recreation Facility and “RP S AHOD” Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreation Facility on Lot 1, Block 3, NCB 16458 save an except the southwest irregular 934.2 feet located outside the City Limits of San Antonio; 3445 Fest Road (also known as 3012 Jett Road).
17. **Director’s Report** – Administrative Items.

18. **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.
19. **ADJOURNMENT.**

Accessibility Statement

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

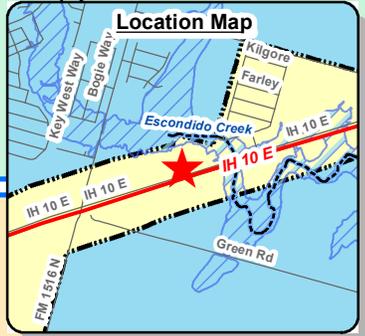


Zoning Case Notification Plan

Case Z-2014-173

Council District: 2
 School District: East Central I.S.D.
 Scale: 1" approx. = 120 Feet
 Subject Property Legal Description(s): NCB 16549 - BLOCK 000 - LOT 0.573 of an acre out of P-17D

- Legend**
- Subject Properties (0.573 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
 (05/29/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014173

Hearing Date: July 15, 2014

Property Owner: D & F Moody, Ltd. (by David Moody)

Applicant: Carol Bausinger

Representative: Carol Bausinger

Location: A portion of 9003 Interstate Highway 10 East

Legal Description: 0.5736 of an acre out of NCB 16549

Total Acreage: 0.5736

City Council District: 2

Case Manager: Trenton Robertson, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the June 17, 2014 Zoning Commission public hearing.

Proposed Zoning Change

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 30, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Planning Team: IH-10 East Corridor Perimeter Plan - 29

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1974 and was originally zoned "R-1" Single Family Residence District. In a 1985 case, the property was rezoned to "B-3" Business District and "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and "I-1" General Industrial District. The subject property consists of 0.5736 of an acre out of a 2.3-acre lot that was platted in 1998 (volume 9541, page 79). According to the Bexar County Appraisal District the existing commercial/industrial structure was built in 1998.

The purpose of the rezoning request is to allow the use of an electric fence on the property. Chapter 10 of the City Code regulates electric fences, and allows their use only in industrial zoning districts.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Truck sales

Direction: East

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

Current Land Uses: Parking lot and chrome shop

Direction: West

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

Current Land Uses: Parking lot and truck parts & repair

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: IH-10 East

Existing Character: Freeway; two lanes in each direction with three-lane access roads

Proposed Changes: None

Public Transit: There are no public transit lines in the area.

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 property is fully developed as a truck sales; there is no change of use proposed. The rezoning request is meant to allow the use of an electric fence on the subject property.

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 I-10 East Corridor Perimeter Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The requested "I-1" General Industrial 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 Industrial. The Industrial designation is meant to accommodate industrial development located along freeway frontage roads. Staff and Planning Commission recommend approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current and proposed zoning districts are appropriate for the subject property. The subject property is located along the IH-10 East freeway frontage road which generally accommodates general industrial and commercial uses. This portion of the IH-10 corridor has been established for industrial uses such as truck repair and sales.

4. Health, Safety and Welfare:

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

5. Public Policy:

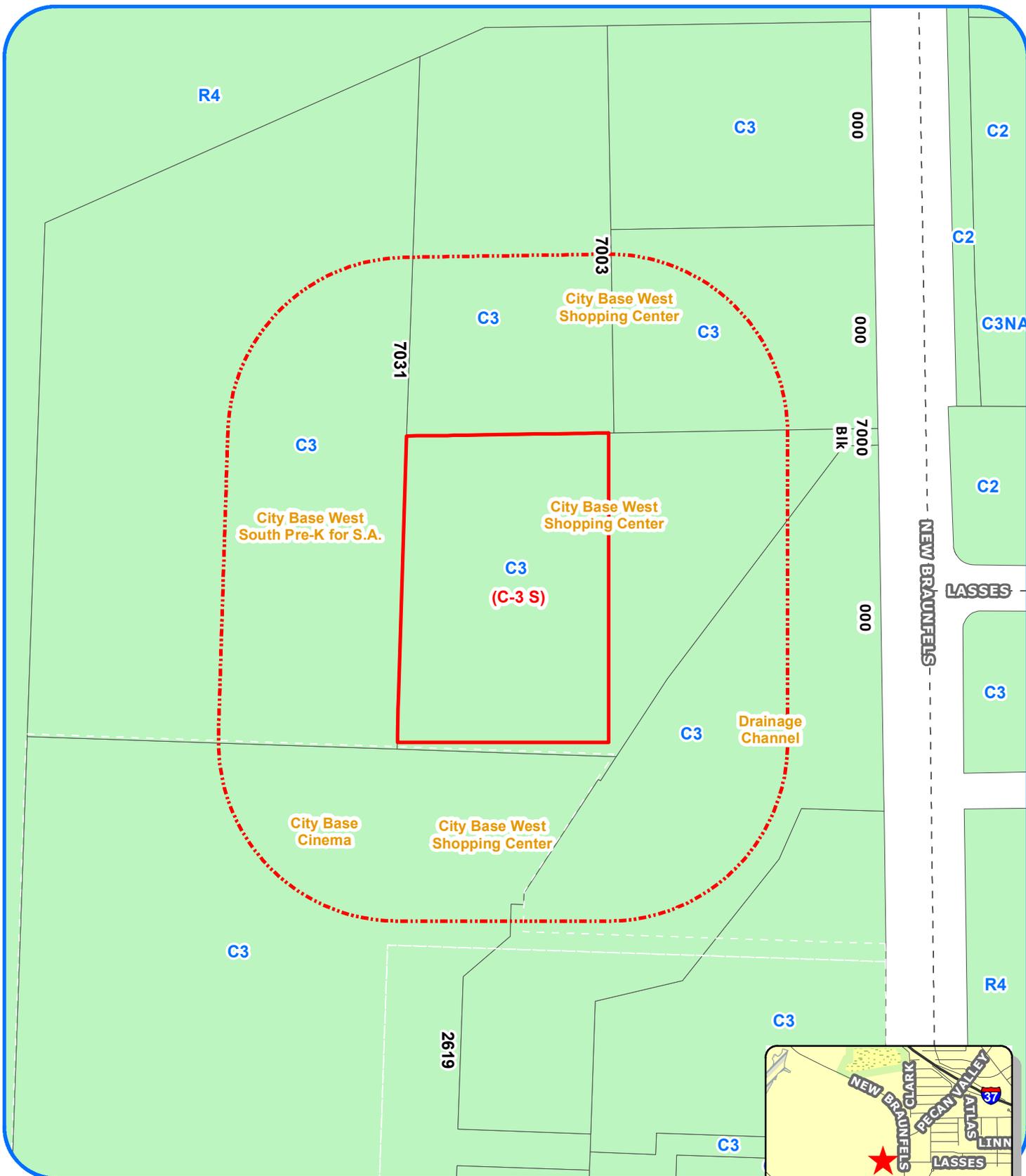
Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.573 of an acre in size; however, it is a small portion of a much larger lot that already carries industrial zoning. The property is fully developed and no change of use is proposed.

7. Other Factors:

Chapter 10, Section 10-53(d) regulates the installation, use, and maintenance of electric fences within the City of San Antonio. The regulations include, but are not limited to, height limits, warning signage, non-electrified barriers, location related to public walk ways and rights-of-way, hours of operation, and permit requirements.



Zoning Case Notification Plan

Case Z2014-185

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

Subject Property Legal Description(s): NCB 10934 Blk 1 Lot 1.826 Ac. Tract of 28

Legend

- Subject Properties ——— (1.829 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
 (6/13/2014 - 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 #: Z2014185 S
Hearing Date: July 15, 2014
Property Owner: City Base West, LP (by Mark D. Granados, Manager, HPI-City Base West Management, LLC, General Partner, HPI-City Base West, LP, General Partner)
Applicant: Cross Development, LLC (Robert Vann)
Representative: Andrew C. Guerrero
Location: A portion of the 7000 Block of South New Braunfels Avenue
Legal Description: 1.829 acres out of Lot 28, Block 1, NCB 10934
Total Acreage: 1.829
City Council District: 3
Case Manager: Tony Felts, Planner
Case History: This is the second public hearing for this zoning change request; the case was continued at the July 1, 2014 Zoning Commission public hearing.

Proposed Zoning Change

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization 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 June 13, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 18, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Hot Wells Neighborhood Association

Planning Team: 15 – South Central San Antonio Community Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District. In a 2007 zoning case, the property was rezoned to the current "C-3" General Commercial District. The subject property is a portion of a platted lot that was platted into its current configuration in 2013, and is currently being developed as part of a regional commercial node.

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

Adjacent Zoning and Land Uses

Direction: North, South, East, West

Current Base Zoning: "C-3"

Current Land Uses: Pre-K 4 SA South Site, Retail Shopping Center, Vacant Land, Movie Theater

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

Transportation

Thoroughfare: South New Braunfels Avenue

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the numbers 20, 36, and 242, which operate along South New Braunfels Avenue east of the subject property.

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

Parking Information: Off-street parking vehicle requirements are typically determined by the type of use and building size. The application refers to a proposed Auto Paint and Body Shop.

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

The requisite Specific Use Authorization site plan indicates 37 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 subject property is located within the South Central San Antonio Community Plan and is designated as Regional Commercial in the future land use component of the plan. This zoning request does not propose to change the current "C-3" base zoning district, which 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. The immediate vicinity consists of a mix of various retail and service uses, and is entirely zoned "C-3". Additionally, as this is new development, any outside storage of vehicles and parts would be required to be screened from view.

3. Suitability as Presently Zoned:

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

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.829 acres in size, which should reasonably accommodate the proposed use and requisite parking as an Auto Paint and Body Shop.

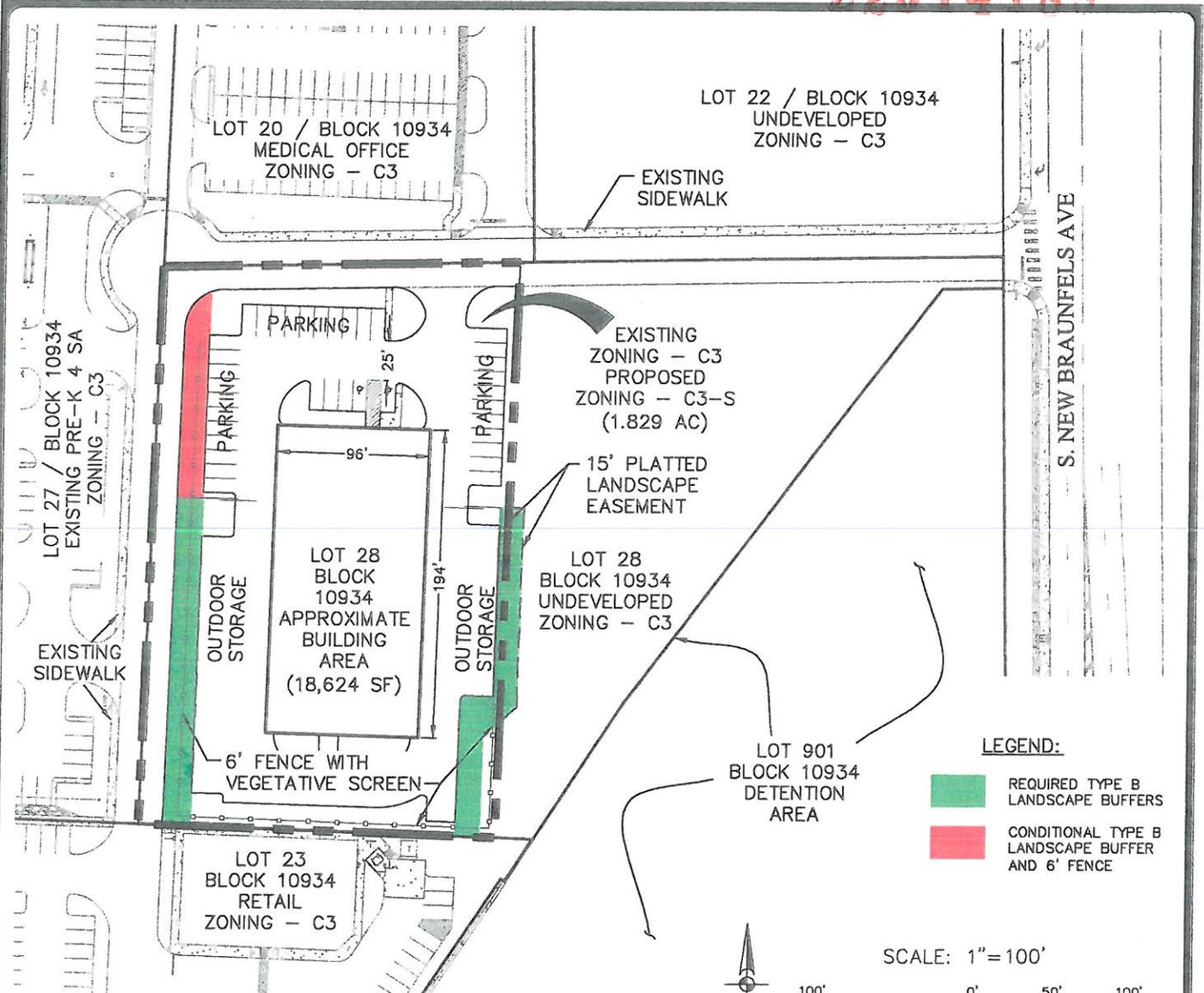
7. Other Factors:

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

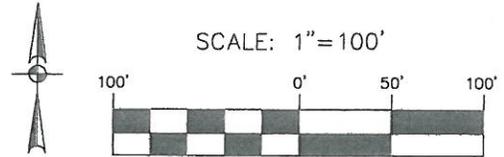
Should the request be approved, staff recommends the following conditions:

1. All auto paint and repair work shall occur indoors.
2. A Type B landscape buffer shall be maintained along the entire west yard, and along the portion of the east yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.

2014185



LEGEND:
 REQUIRED TYPE B LANDSCAPE BUFFERS
 CONDITIONAL TYPE B LANDSCAPE BUFFER AND 6' FENCE



- NOTES:**
- ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL 9'x18', TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
 - THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 80%.
 - THE DIMENSIONS SHOWN ARE SUBJECT TO FINAL SITE PLAN.
 - THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS. THE ACTUAL LOCATION MAY VARY.
 - THIS PROPERTY IS INTENDED TO BE USED FOR A AUTO PAINT & BODY - REPAIR WITH OUTSIDE STORAGE OF VEHICLES AND PARTS PERMITTED BUT TOTALLY SCREENED FROM VIEW OF ADJACENT PROPERTY OWNERS AND PUBLIC ROADWAYS.

LAND USE TABLE (1.829 AC):

TOTAL BUILDING AREA	0.4275 AC (18,624 SQ FT GFA)
TOTAL PARKING, DRIVEWAYS, AND ANCILLARY STORAGE	1.0357 AC (45,115.092 SQ FT)
MINIMUM LANDSCAPE AREA	0.3658 AC
TOTAL AREA	1.829 AC

PARKING TABLE (1.829 AC):

TOTAL BUILDING AREA	18,624 SQ FT GFA
MINIMUM REQUIRED PARKING STALLS	37
MINIMUM HANDICAP STALLS PROVIDED	2
PARKING STALLS PROVIDED	37

I, **MARK GRANADOS, CITY BASE WEST, LP,** THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

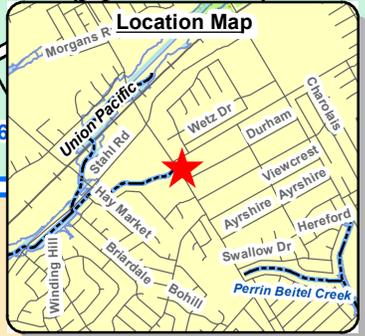
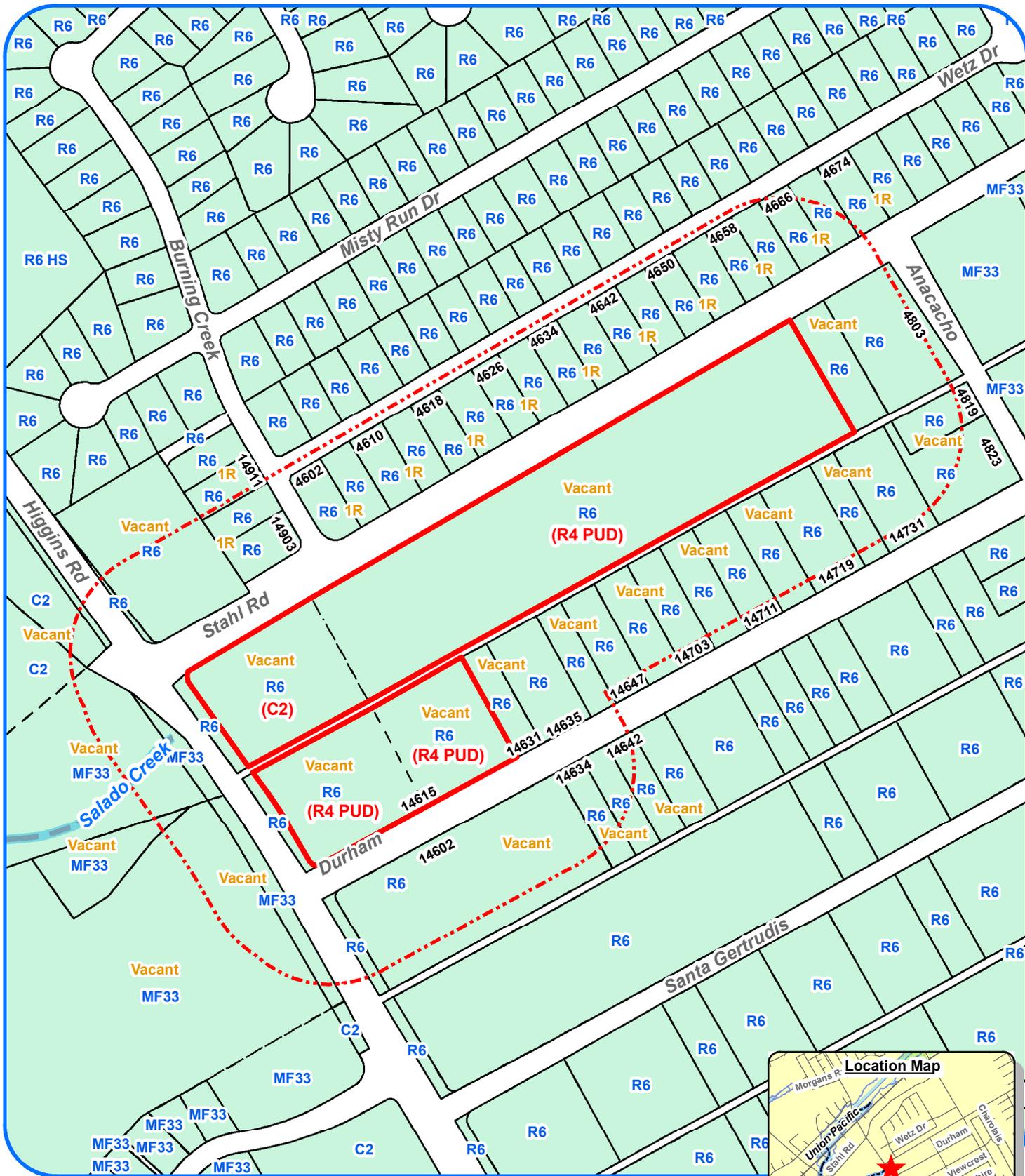
Date: Jul 01, 2014, 8:32am User: D: BT/ls/ah File: P:\81\31\00\Drawings\Exhibit\201402-185-140630.dwg

JOB NO. 8451-00
 DATE FEB. 2014
 DESIGNER BT
 CHECKED MJ DRAWN BT
 SHEET 1 of 1

CALIBER COLLISION
 SAN ANTONIO, TX
SPECIFIC USE SITE PLAN EXHIBIT

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



Zoning Case Notification Plan

Case Z-2014-146

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 15704 - BLOCK A - LOT 2, 3, 4, 5, 6, 13 & 1.313 acres of Lot 1 and 1.174 acres of Lot 14

Legend	
Subject Properties	(9.106 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
 (05/30/2014 - R.Martinez)

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014146

Hearing Date: July 15, 2014

Property Owner: IPL Y Reducción de Peso, Inc. (by Elsa R. Parker, Director)

Applicant: IPL Y Reducción de Peso, Inc. (by Elsa R. Parker, Director)

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

Location: 14615 Durham Drive and a portion of the 4600 Block of Stahl Road

Legal Description: Lots 2, 3, 4, 5, 6, 13, 1.313 acres out of Lot 1, and 1.174 acres out of Lot 14, Block A, NCB 15704

Total Acreage: 9.2182

City Council District: 10

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

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

Requested Zoning: "R-4 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District (on 7.9054 acres out of Lots 2, 3, 4, 5, 6, 13, and Lot 14) and "C-2 AHOD" Commercial Airport Hazard Overlay District (on 1.313 acres out of Lot 1)

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 June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 55

Registered Neighborhood Associations within 200 feet: El Chaparral/Fertile Valley Neighborhood Association; the Pepperridge Neighborhood Association is located within 200 feet.

Planning Team: San Antonio International Airport Vicinity Land Use Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in June of 1973 and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property consists of 8 platted lots, save and except small portions that were conveyed for right-of-way. The property was platted into its current configuration in 1954 (volume 3377, page 140 of the Deed and Plat Records of Bexar County, Texas), and is currently undeveloped.

The purpose of the rezoning request is to allow a gated single-family residential development and a commercial pad site.

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

Adjacent Base Zoning and Land Uses

Direction: North across Stahl Road

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings and Undeveloped Lot

Direction: East and South

Current Base Zoning: “R-6”

Current Land Uses: Undeveloped Lots

Direction: West across Higgins Road

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

Current Land Uses: Undeveloped 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: Stahl Road

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

Proposed Changes: None known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A; one lane in each direction without sidewalks

Proposed Changes: None known

Thoroughfare: Durham Road

Existing Character: Paper Street

Proposed Changes: None known

Public Transit: The VIA bus line 641 operates along Higgins Road.

Traffic Impact: A Traffic Impact Analysis is required, but may be deferred to the platting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units. Single-family residences are required to provide a minimum of one parking space per dwelling unit; there is no maximum parking allowance. The size of the subject property will allow a maximum of 55 dwelling units in the “R-4 PUD” zoning district.

Off-street vehicle parking requirements for nonresidential uses are typically determined by the type and size of use. The rezoning application generally refers to proposed office and retail uses. Therefore, staff cannot calculate the parking requirement 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-4 PUD" Residential Single-Family Planned Unit Development District is consistent with the adopted land use designation. The requested "C-2" Commercial District is not consistent with the Low Density Residential land use designation; therefore, the applicant has initiated a Comprehensive Master Plan Amendment to change the future land use designation to Community Commercial on 1.313 acres out of Lot 1. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of adverse impacts on neighboring lands in relation to this zoning change request. The "C-2" zoning district is meant to accommodate commercial uses that serve the immediate neighborhood, creating a pedestrian friendly community.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the area. Approval of the rezoning request may spur development of the long-vacant area.

4. Health, Safety and Welfare:

Staff finds no likely negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed development. The Planned Unit Development District is meant to provide flexibility in the planning and construction of development projects in accordance with an approved plan. The "PUD" Plan requirement is meant to protect adjacent properties; encourage the preservation and enhancement of natural amenities and cultural resources; protect the natural features of a site that relate to its topography, shape and size; and provide for a minimum amount of open space.

In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; while also allowing for private streets and gated entrances for new subdivisions. The "PUD" district waives minimum lot size, but also reduces the allowable residential density. Should the "R-4 PUD" request be approved, the 7.9052-acre property would accommodate a maximum of 55 dwelling units.

5. Public Policy:

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

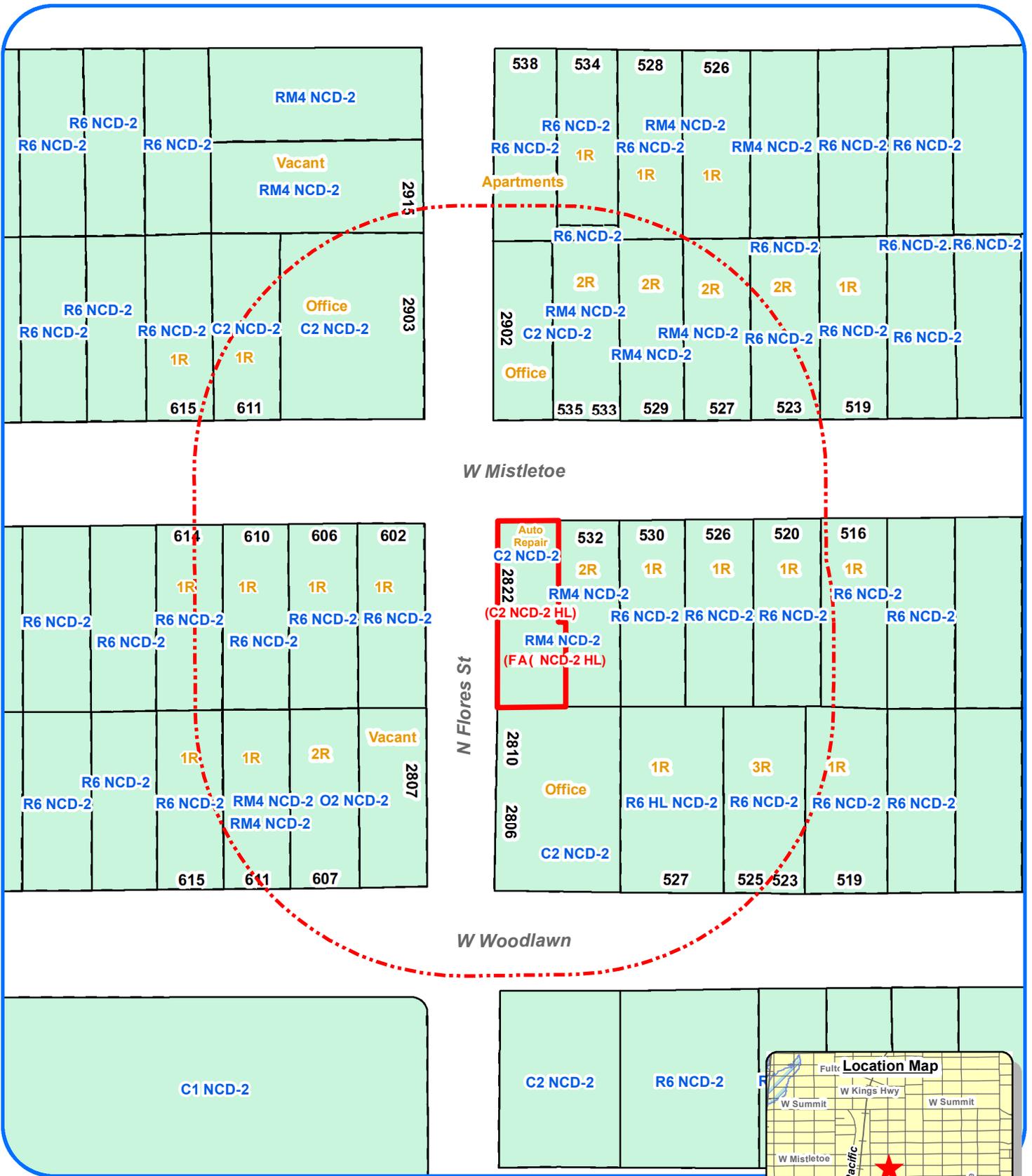
San Antonio International Airport Vicinity Land Use Plan was adopted on May 20, 2010. Land Use Goals and Objectives – Goal I, Objective 1.1: Protect the integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards. Goal II, Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.

6. Size of Tract:

The 9.2182-acre site should be able to reasonably accommodate the proposed "R-4 PUD" Residential Single-Family Planned Unit Development District and "C-2" Commercial District.

7. Other Factors:

According to Section 35-344(j) after "PUD" zoning is granted, a "PUD" plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy.



Zoning Case Notification Plan

Case Z-2014-154 HL

Council District: 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet
 Subject Property Legal Description(s): NCB 01841 - BLOCK 029 - LOT 1 & W Irr 3 ft of 2

- Legend**
- Subject Properties (0.134 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
 (05/06/2014 - R.Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014154 HL
Hearing Date: July 15, 2014
Property Owner: R. A. Coker, LLC (by Robert A. Coker, Member)
Applicant: City of San Antonio - Office of Historic Preservation
Representative: City of San Antonio - Office of Historic Preservation
Location: 2822 North Flores Street
Legal Description: Lots 1 and 2, Block 29, NCB 1841 save and except that portion of Lot 2 conveyed in Volume 2993, Page 314 of the Bexar County Deed Records
Total Acreage: 0.1349
City Council District: 1
Case Manager: Ernest Brown, Planner
Case History: The Zoning Commission recommended approval of this case on May 20, 2014. After the hearing, a zoning map error was discovered, requiring the case be re-advertised, re-noticed, and brought back to the Zoning Commission for consideration of the correct request.

Proposed Zoning Change

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

Requested Zoning: "C-2 HL NCD-2 AHOD" Historic Landmark Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "RM-4 HL NCD-2 AHOD" Historic Landmark Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Planning Team: Midtown Neighborhood Plan - 11

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. In a 1996 City-initiated large-area case, the majority of the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "RM-4" Residential Mixed District and "C-2" Commercial District, respectively. The property was developed in 1910 as an automotive repair shop and office. The subject property is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North, Northeast

Current Base Zoning: "C-2", "RM-4"

Current Land Uses: Office, Single Family Residence, Single Family Residence, Duplex, Single Family Residence

Direction: East

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

Current Land Uses: Single Family Residence

Direction: South, Southeast

Current Base Zoning: "C-2", "R-6"

Current Land Uses: Commercial, Single Family Residence

Direction: West, Southwest

Current Base Zoning: "R-6", "O-2", "RM-4", "R-6"

Current Land Uses: Single Family, Office, Single Family Residence

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

The Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

Transportation

Thoroughfare: West Mistletoe Avenue and North Flores Street

Existing Character: Local Streets, one lane in each direction with sidewalk on both sides.

Proposed Changes: None known

Thoroughfare: West Woodlawn Avenue

Existing Character: Secondary Arterial Type B, divided with 2 lanes in each direction and sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest VIA transit line operates along West Woodlawn Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required as there is no change of use proposed (Historic Landmark designation).

Parking Information: The subject property is currently developed and being used as an Automotive Repair and Office. The zoning change request will not affect the range of allowable uses and there is no proposed change in use related to this rezoning request; therefore there is no change in the parking requirement.

Staff Analysis and Recommendation: Approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 7, 2014.

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

1. Consistency:

The property is located within the Midtown Neighborhood Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required

2. Adverse Impacts on Neighboring Lands:

Historic landmark designation will not affect the range of permitted uses of the subject property, because potential uses are determined by base zoning district. However, historic designation will regulate the exterior aesthetic of the structures. If the designation is approved, all construction plans must be submitted to and approved by the Historic and Design Review Commission prior to issuing of building permits.

3. Suitability as Presently Zoned:

There is no proposed change to the existing base zoning districts. Approval of the "HL" designation will require an additional review process for future exterior rehabilitation.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative effects on the health, safety or welfare of the surrounding community should the zoning request be approved.

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On March 7, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The three criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The subject property owner is in favor of the Historic Landmark designation.



Z2014154

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS
March 07, 2014

HDRC CASE NO: 2014-075
ADDRESS: 2822 N. Flores St.
LEGAL DESCRIPTION: NCB 1841 BLK 29 LOT 1 & W IRR 3 FT OF 2
APPLICANT: Robert A. Coker 1143 Bailey Ave.
OWNER: R.A. Coker LLC
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the commercial building at 2822 N. Flores St.

FINDINGS:

- a. The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.
- b. This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.
- c. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- d. This application is owner-initiated.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

COMMISSION ACTION:

Approved as submitted based on findings a through d.

Shanon Shea Miller
Historic Preservation Officer

22014154

**Statement of Significance
For
2822 N. Flores
San Antonio, Texas**

The structure at 2822 N. Flores was constructed sometime after 1911. A one-story corner store and a separate market structure are shown occupying this site in the Sanborn Map of 1911 and are indicated as 2620 and 2618 N. Flores. It is possible that one or both of the structures located here in 1911 were integrated into the present structure, though it is unclear. The City Directory of 1911 indicates that J.D. Hovel & Sons operated at this address. In 1915 the Monarch Grocery operated from this address. The address had changed to 2822 by 1924. The present-day filling station and auto repair shop, along with three separate stores, appear in the reissue of this map in 1950. The 1929-1930 City Directory lists the Community Auto Service Co. at this address. The Texas Company (Texaco) leased the building about 1935 for a gas station and in 1948 the property was sold and was again operated as an auto repair shop until 2002.

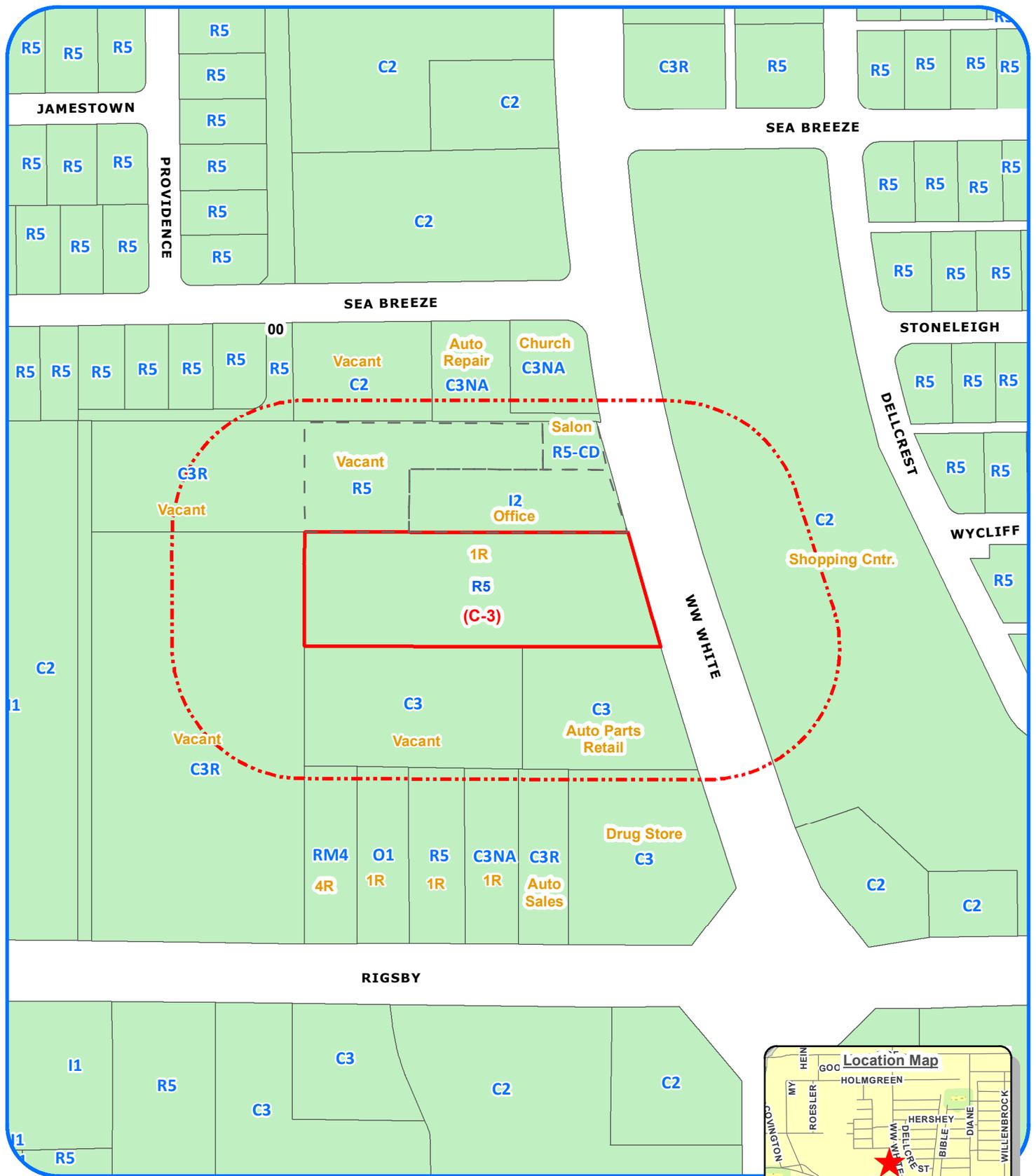
This structure, with its combination auto repair and retail space, is an excellent example of the multi-use commercial structures built in San Antonio between World War I and II. The auto repair shop portion features subtle Mission Revival detailing with stucco walls and tiles along the parapet. The shop portion of the structure features an awning which was typical of early 20th century commercial structures with individual entrances to each retail space.

The property at 2822 N. Flores meets the following criteria for landmark designation:

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction [35-607(b)5]; as an early 20th-century Mission Revival commercial structure.

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6]; as an early 20th century gas station and corner retail establishment.

It is an important example of a particular architectural type or specimen [35-607(b)12]; as an early 20th century multi-use commercial structure.



Notification Plan

Case Z2014-156

Council District: 2
 School District: San Antonio ISD
 Scale: 1" approx. = 200 Feet
 Subject Property Legal Description(s): NCB 10757 Tract 2C

Legend

- Subject Properties ——— (2.00 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept
 City of San Antonio
 (05/07/2014 - J. Ramirez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014156

Hearing Date: July 15, 2014

Property Owner: Southeastern California Conference of Seventh Day Adventists (by Charles McKinstry, Vice President)

Applicant: Alma Lopez, Realtor

Representative: Alma Lopez, Realtor

Location: 1825 (also known as 1845) South W.W. White Road

Legal Description: 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757

Total Acreage: 2

City Council District: 2

Case Manager: Tony Felts, Planner

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

Proposed Zoning Change

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

Requested Zoning: "C-3" General Commercial 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 June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Dellcrest Area Neighborhood Association is located within 200 feet.

Planning Team: 23 – Eastern Triangle Community Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned “A” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-5” Residential Single-Family District. The property is not platted and is developed with a residential structure that was built in 1939.

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: West

Current Base Zoning: “C-3R”

Current Land Uses: Undeveloped Property

Direction: North

Current Base Zoning: “R-5”, “I-2”, “R-5 CD”, “C-2”, and “C-3NA”

Current Land Uses: Office, Salon, Undeveloped Property, Auto Repair, and a Church

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Shopping Center

Direction: South

Current Base Zoning: “C-3”, “C-3R”, “C-3NA” “R-5”, “O-1”, and “RM-4”

Current Land Uses: Undeveloped Property, Auto Parts Retail, Drug Store, Auto Sales, Single-Family Residences, and a Fourplex

Overlay and Special District Information: None.

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial, Type A; two lanes in each direction with center turn lane, with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 550 and 551 lines, which operate along South WW White Road in the vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a proposed retail center; therefore, staff cannot calculate the required parking at this time.

Staff Analysis and Recommendation: Denial, with alternate recommendation for Approval of “C-2” Commercial District.

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

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is designated as Community Commercial in the future land use component of the plan. The applicant submitted a request to amend the future land use designation to Regional Center; however, the request was withdrawn at the Planning Commission hearing. Staff’s alternate recommendation for approval of “C-2” is consistent with the adopted Community Commercial land use designation.

2. Adverse Impacts on Neighboring Lands:

The requested “C-3” General Commercial District is meant to accommodate intense uses that are typically characterized as community and regional power centers such as shopping malls, movie theaters, hospitals and big-box retail centers; therefore, the “C-3” base zoning district is best located at intersections of major arterials and within large-acreage commercial nodes.

The applicant has not provided any detail as to the use of the property other than a retail center. Most retail, service, and office uses are allowed within the “C-2” zoning district, and more intense uses may be allowed as a “CD” Conditional Use or “S” Specific Use Authorization. Staff does recognize that there is “C-3” zoning and even more intense industrial zoning in the immediate vicinity of the subject property; however the area is currently under consideration for a city-initiated large area rezoning to make the zoning of the area consistent with the future land use plan. Staff does not support any rezoning that will allow the types of intense commercial uses allowed in “C-3” zoning, such as auto repair or bars on the property, as this area is not identified in the future land use plan for such uses.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The property’s location along a primary arterial street is not conducive for low density residential uses. The proposed zoning is also inappropriate for the property as it does not conform to the future land use plan. As such, rezoning to a “C-2” district, which allows a wide range of retail, office, and service uses would be appropriate.

4. Health, Safety and Welfare:

Staff has concerns over potential adverse affects of allowing more intense development along South WW White Road, especially when a lower intensity zoning is already prescribed in the future land use plan.

5. Public Policy:

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

6. Size of Tract:

The subject property is 2 acres in size, which would reasonably accommodate the uses allowed within a “C-2” zoning district.

7. Other Factors:

None.



Zoning Case Notification Plan

Case Z-2014-190

Council District 1
 School District: San Antonio I.S.D.
 Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 06425 - BLOCK 003 - LOT 013 & 014 & W 10 ft of 15

- Legend**
- Subject Properties (0.169 Acres)
 - 200' Notification Area
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Department
 City of San Antonio
 06/25/2014 - R Martinez

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014190
Hearing Date: July 15, 2014
Property Owner: The Margaret A. Mead Trust (by Margaret A. Mead, Trustee)
Applicant: M. Armando Valdez c/o RC Management, Inc.
Representative: M. Armando Valdez c/o RC Management, Inc.
Location: 415 West Elsmere Place
Legal Description: Lots 13, 14 and the west 10 feet of Lot 15, Block 3, NCB 6425
Total Acreage: 0.1694
City Council District: 1
Case Manager: Brenda V. Martinez
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

Requested Zoning: "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 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: Alta Vista Neighborhood Association; the Monte Vista Historical Association is located within 200 feet.

Planning Team: Midtown Neighborhoods Plan - 30

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned under the 1938 zoning code. In a 1997 large-area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property is currently developed with two residential structures. The principal multi-unit structure measures 2,418 square feet and was built in 1925. A detached accessory structure measuring 378 square feet was subsequently added to the site.

The purpose of the rezoning request is to bring the existing legal nonconforming duplex into compliance, and to add a separate electrical meter to the detached accessory dwelling unit.

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: “RM-4” and “MF-33”

Current Land Uses: Apartments, Three-Family Dwellings, Two-Family Dwellings and a Single-Family Residence

Direction: South

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

Current Land Uses: Single-Family Residences, Apartments and a Two-Family Dwelling

Direction: East and West

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

Current Land Uses: Single-Family Residence, Apartments and a Four-Family Dwelling

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 Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: West Elsmere Place

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: San Pedro 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 4 and 204 lines which operate along San Pedro Avenue, with multiple stops near the subject property.

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

Parking Information: Parking requirements for residential uses are determined by the total number of dwelling units.

Three-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 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 Midtown Neighborhoods Plan area, and is identified as Medium Density Residential in the future land use component of the Plan. The requested "RM-5" base zoning district is consistent with the adopted land use designation.

According to the Midtown Neighborhoods Plan, the medium density residential land use classification includes three and four unit dwellings and townhomes.

2. Adverse Impacts on Neighboring Lands:

The subject property is located in a primarily residential area with an established mix of residential densities. Many surrounding properties are existing multi-family dwellings that were built prior to the adoption of the current zoning regulations. Furthermore, there are several existing apartments along West Elsmere Place on the same block as the subject property. Based on the existing conditions and uses in the area, the requested "RM-5" district is not likely to have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the area. The proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

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

5. Public Policy:

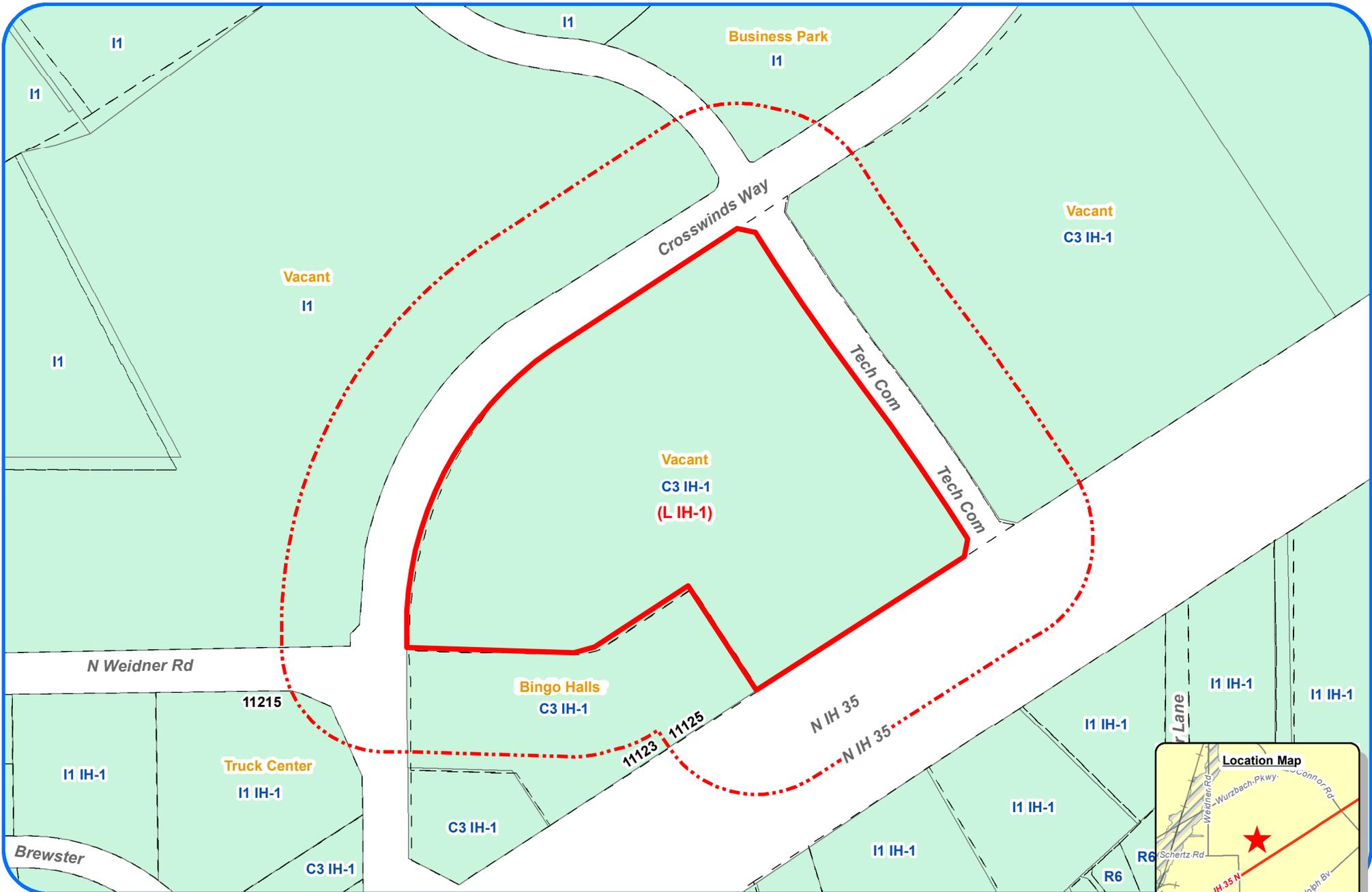
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1694 acres, which meets the minimum lot size for the "RM-5" district.

7. Other Factors:

The "RM-5" district allows a maximum of three dwelling units on a single lot. The subject property is currently developed with three dwelling units. Staff is supportive of rezoning the property to a zoning district that accommodates the existing use.



Zoning Case Notification Plan

Case Z-2014-191

Council District: 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 250 Feet
 Subject Property Legal Description(s): NCB 15911 - BLOCK 000 - LOT 13.135 acres out of P-3

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

Legend

- Subject Properties ——— (13.135 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
 (06/24/2014 - R Martinez)



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014191

Hearing Date: July 15, 2014

Property Owner: Crosswinds Land Partnership Limited (by Robert C. Wilson, III, President, JOQ GP LLC, General Partner)

Applicant: Bradley L. Smith, Assistant Treasurer, New Bremen Investments, Inc.

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

Location: Portions of the 11100 - 11200 Blocks of Interstate Highway 35 North

Legal Description: 13.135 acres out of Parcel 3, NCB 15911

Total Acreage: 13.135

City Council District: 10

Case Manager: Pedro Vega, Planner

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

Proposed Zoning Change

Current Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "L IH-1 AHOD" Light Industrial Northeast Gateway 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 June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 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: North Sector Plan (39)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December 1972 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1979 case, the property was rezoned to "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The property is not platted and is undeveloped with the exception of a large storm water detention basin.

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

Adjacent Base Zoning and Land Uses

Direction: North and Northwest across Crosswinds Way

Current Base Zoning: "I-1"

Current Land Uses: Business Park and Undeveloped Land

Direction: East across Tech Com

Current Base Zoning: "C-3"

Current Land Uses: Undeveloped Land

Direction: Southwest

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

Current Land Uses: Bingo Hall, Retail Center, Undeveloped 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.

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet of Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design 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: Crosswinds Way

Existing Character: Primary Arterial Type A; three lanes in each direction separated by a median for left and right turn lanes with sidewalks.

Proposed Changes: None known

Thoroughfare: Tech Com

Existing Character: Primary Arterial Type A; three lanes in each direction separated by a median for left and right turn lanes with sidewalks.

Proposed Changes: None known

Thoroughfare: Interstate Highway 35

Existing Character: Expressway

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred to the permitting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements for nonresidential uses are typically determined by the type of use and building size. The rezoning application refers to a truck repair and sales center. Vehicle sales and service uses are required to provide a minimum of 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas; and may provide a maximum of 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels, and retail areas.

Staff Analysis and Recommendation: Approval, pending plan amendment.

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The requested "L" Light Industrial District is not consistent with the adopted land use designation. The applicant has submitted a request to amend the future land use designation to Agribusiness Tier. Staff and Planning Commission recommend approval of the request.

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 subject property is located in an area with significant light industrial uses, including business parks, contractor facilities, and warehousing. The larger area is bound by major thoroughfares, expressways, and rail lines.

3. Suitability as Presently Zoned:

The current "C-3" and proposed "L" districts are both appropriate for the 13.135 acre site. The "L" district is not consistent with the adopted land use plan; however, it is consistent with the other zoning and uses in the area.

4. Health, Safety and Welfare:

Staff finds no likely negative effects on the health, safety and welfare of the surrounding lands due to the proposed zoning change. New development on the property will be subject to the "IH-1" Northeast Gateway Corridor development standards, including additional building setback and parking lot screening standards.

5. Public Policy:

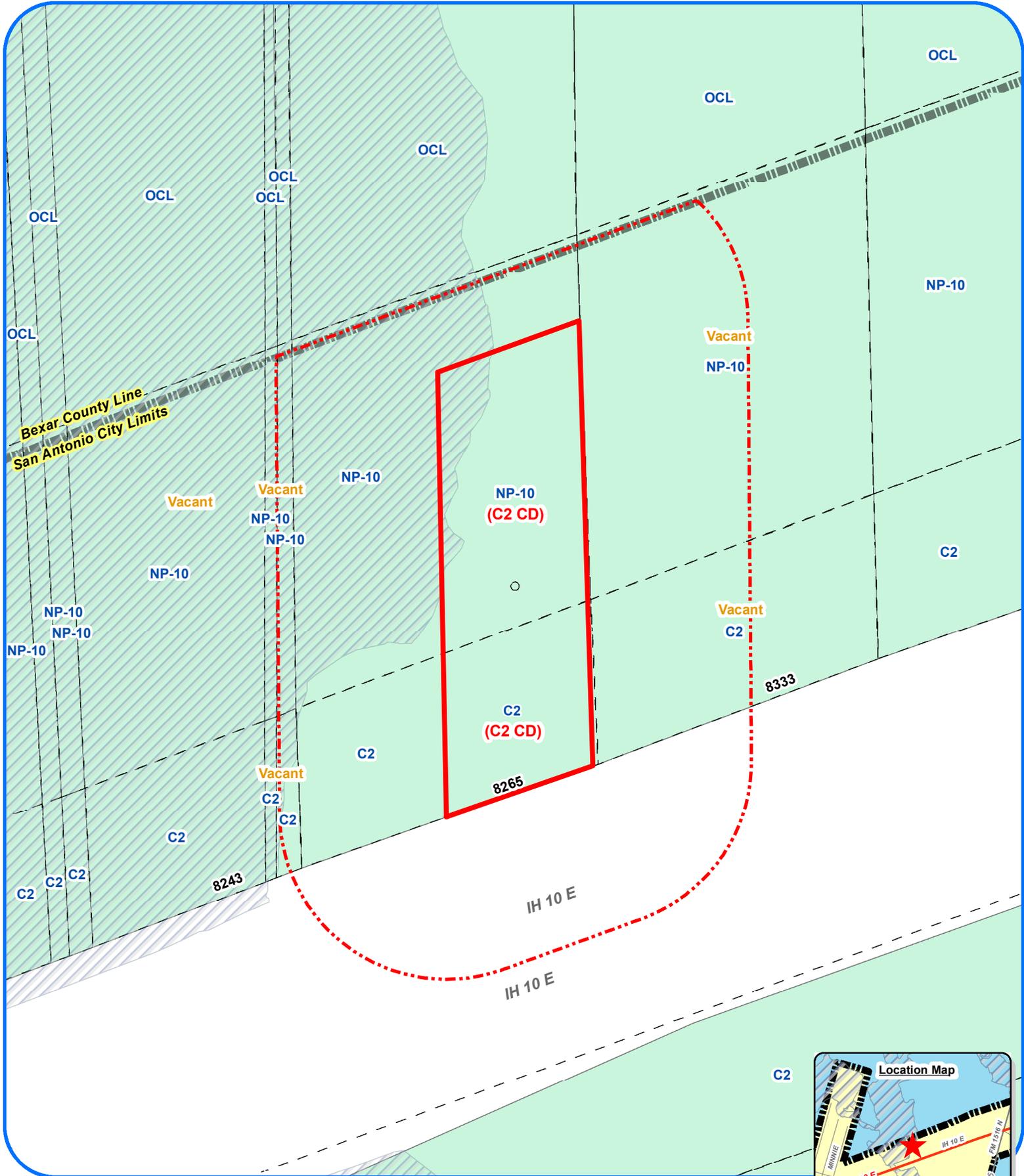
Should the plan amendment be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 13.135-acre site is sufficient size to accommodate the uses permitted in the "L" district, required parking, and the additional development standards of the "IH-1" overlay district.

7. Other Factors:

The proposed amendment to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. In addition, the subject property is within the Northeast Gateway Corridor District (IH-1) and will be subject to the applicable design, landscaping and signage requirements which ensure that development will be consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.



Zoning Case Notification Plan

Case Z-2014-192

Council District: 2
 School District: Judson I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 17990 - BLOCK 000 - LOT 2.00 ac. out of P-18

- Legend**
- Subject Properties (2.000 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning TEXT
 - Requested Zoning Change (TEXT)
 - 100-Year DFIRM Floodplain
 - Single Family Residential 1R



Development Services Department
 City of San Antonio
 06/25/2014 - R Martinez)

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



City of San Antonio Development Services Department Staff Report

To: Zoning Commission
Zoning Case #: Z2014192 CD
Hearing Date: July 15, 2014
Property Owner: Estate of Pablo J. Vargas (by Diana Carrauthers, Independent Executor)
Applicant: KLove Engineering, LLC (Jaime Noriega, P.E.)
Representative: KLove Engineering, LLC (Jaime Noriega, P.E.)
Location: 8265 IH-10 East
Legal Description: 2 acres out of Parcel 18, NCB 17990
Total Acreage: 2
City Council District: 2
Case Manager: Tony Felts, Planner
Case History: This is the first public hearing for this zoning change request.

Proposed Zoning Change

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Truck Parts/Accessory Installation – No Mechanical Service Permitted

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 June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 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: 29 – IH-10 East Corridor Perimeter Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1985, and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1989 case, the property was rezoned to “RA” Residence-Agriculture District and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “NP-10” Neighborhood Preservation District and “C-2” Commercial District, respectively.

The subject property is not currently platted into its current configuration. There are several structures on the property in derelict condition; none are occupied at this time.

Topography: The property includes a portion of the floodplain area of Martinez Creek.

Adjacent Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: “NP-10”, “C-2”

Current Land Uses: Undeveloped Property and Vacant Structures

Direction: South

Current Base Zoning: Right-of-Way

Current Land Uses: IH-10 Freeway

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: IH-10

Existing Character: Freeway; two lanes in each direction, with frontage roads, no sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

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

Parking Information: Off-street parking requirements are typically determined by the type of use and building size. The application refers to a proposed Auto and Truck Parts/Accessory Installation – No Mechanical Service Permitted, but the Unified Development Code (UDC) does not include parking standards for this use. Based on the applicant’s description of the proposed use, staff has determined that the most similar use in the UDC is Auto Paint and Body.

Auto Paint and Body - Minimum parking requirement: 1 space per 500 square feet of Gross Floor Area including service bays, wash tunnels, and retail areas; 1 space per 375 square feet of Gross Floor Area including service bays, wash tunnels, and retail areas.

The requisite Conditional Use site plan indicates 14,000 square feet of building space and 33 parking spaces, which exceeds the minimum parking requirements.

Staff Analysis and Recommendation: Approval.

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

1. Consistency:

The subject property is located within the IH-10 East Corridor Perimeter Plan and is designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity is mostly vacant land that is designated for commercial and light industrial development in the adopted land use plan.

3. Suitability as Presently Zoned:

Both the current “C-2” base zoning district and requested “C-2 CD” district are appropriate for the subject property and surrounding properties. The existing “NP-10” district is not consistent with the future land use component of the IH-10 East Corridor Perimeter Plan, and therefore could be considered inappropriate.

4. Health, Safety and Welfare:

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

5. Public Policy:

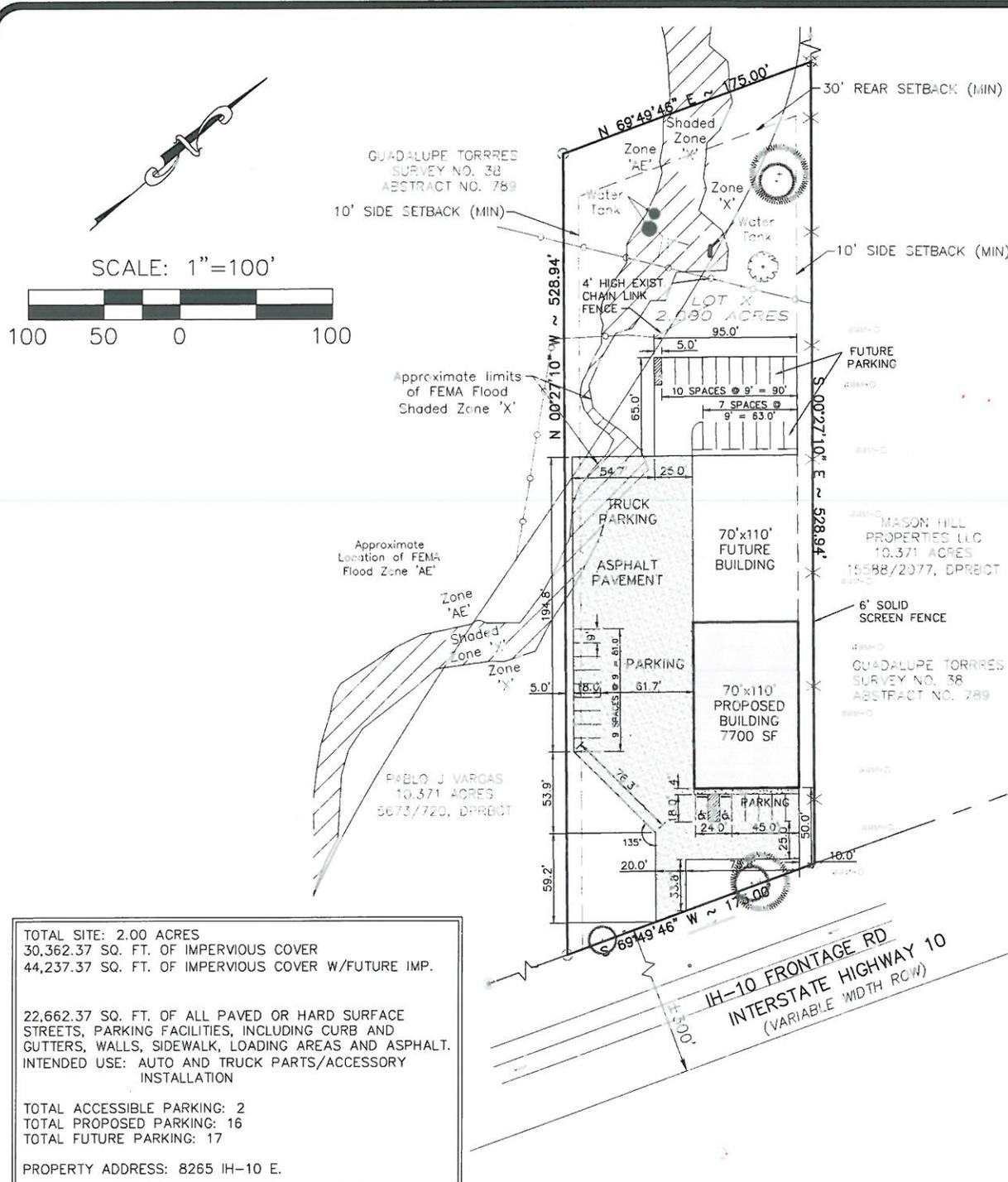
The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 2 acres in size, which should reasonably accommodate the uses permitted in “C-2” as well as the proposed conditional use and required parking.

7. Other Factors:

The conditional use 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 Truck Parts/Accessory Installation – No Mechanical Service Permitted) approving the conditional zoning district.



TOTAL SITE: 2.00 ACRES
 30,362.37 SQ. FT. OF IMPERVIOUS COVER
 44,237.37 SQ. FT. OF IMPERVIOUS COVER W/FUTURE IMP.

22,662.37 SQ. FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB AND
 GUTTERS, WALLS, SIDEWALK, LOADING AREAS AND ASPHALT.
 INTENDED USE: AUTO AND TRUCK PARTS/ACCESSORY
 INSTALLATION

TOTAL ACCESSIBLE PARKING: 2
 TOTAL PROPOSED PARKING: 16
 TOTAL FUTURE PARKING: 17

PROPERTY ADDRESS: 8265 IH-10 E.

LEGAL DESCRIPTION:
 2 ACRES OUT OF PARCEL 18, NCB 17990
 CURRENT ZONING: C2 & NP10
 REQUESTED ZONING: C2-CD

"I, DIANA CARRAUTERS, INDEPENDENT EXECUTOR OF THE ESTATE OF PABLO J. VARGAS,
 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."

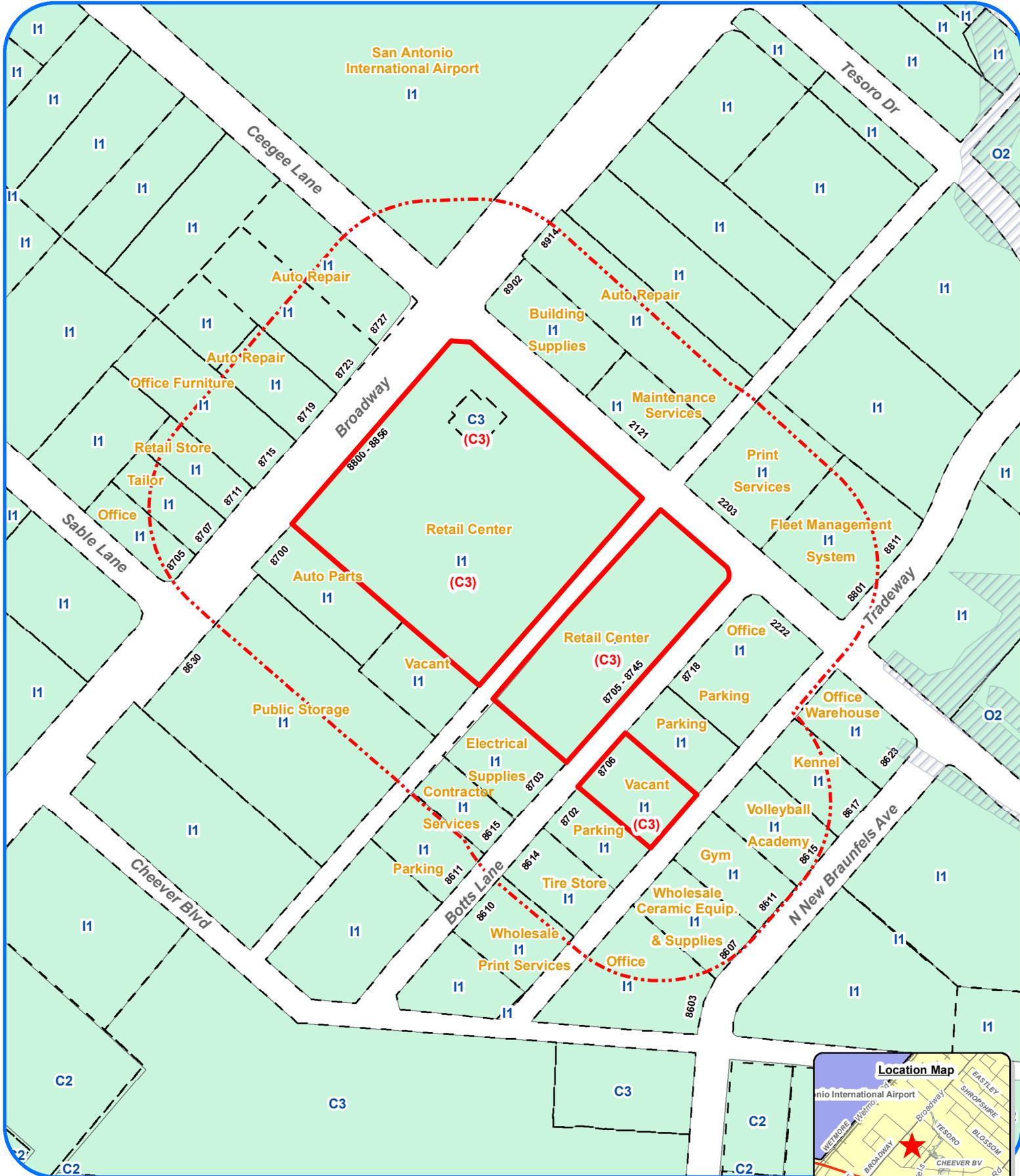
PROJECT NO.
DATE: 6/26/14
DRAWN BY: JM DESIGNED BY: JN
SCALE: 1" = 100'

EMPIRE CHROME
 8265 IH-10 E.
 CONVERSE, TEXAS

SITE EXHIBIT

K Love
ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (214) 485-5683

Date: 06/27/2014 11:47:00
 File: K:\Projects\Empire Chrome\Exhibit\020 Site Plan.dwg



Zoning Case Notification Plan

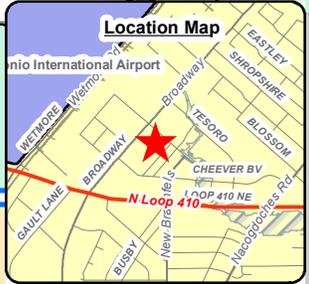
Case Z-2014-193

Council District 10
 School District: Northeast I.S.D.
 Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 12571, 12575 - BLOCK 001, 005 - LOT 1, 2, 8, 9, 10, 11 & LOT 5

Legend

- Subject Properties (9.852 Acres) ———
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Department
 City of San Antonio
 07/01/2014 - 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 #: Z2014193

Hearing Date: July 15, 2014

Property Owner: 8800 Broadway Plaza, LLC (by George Atallah, Trustee, The Saliba Family Joint Living Trust, Director, Zena Properties, LLC)

Applicant: George Atallah

Representative: George Atallah

Location: 8800 - 8856 Broadway, 8705 - 8745 and 8706 Botts Lane

Legal Description: Lots 1, 2, 8, 9, 10, and 11, Block 1, NCB 12571 and Lot 5, Block 5, NCB 12575

Total Acreage: 9.8528

City Council District: 10

Case Manager: Brenda V. Martinez

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

Proposed Zoning Change

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan – No Planning Team

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject properties were annexed in 1952 and were originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "I-1" General Industrial District. In a 2011 zoning case, a suite located in the Broadway multi-tenant structure was rezoned to "C-3" General Commercial District. The subject sites are currently developed with two multi-tenant commercial structures. The structure located on Broadway measures 77,764 square feet and was constructed in 1979. The multi-tenant structure located on Botts Lane measures 39,669 and was constructed in 1975. There is an additional parcel of land located on Botts Lane being rezoned that is currently vacant.

The property owner is requesting the zoning change in order to bring the existing commercial uses into compliance and to allow new commercial development.

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: All

Current Base Zoning: "I-1"

Current Land Uses: San Antonio International Airport, Auto Repair, Retail Stores, Offices, Public Storage, Auto Parts Retail, Parking Lot, Electrical Supplies, Print Services, Tire Shop, Wholesale Ceramic Supplies, Gym, Volleyball Academy, Kennel, Office Warehouse, Maintenance Services and Building Supplies

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: Broadway

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

Proposed Changes: None known

Thoroughfare: Ceegee Lane and Botts Lane

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 9 line, which operates along Broadway.

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: Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Light Industrial” in the Future Land Use Plan. The requested “C-3” base zoning district 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. The majority of surrounding properties are zoned for industrial uses but many are developed with retail, office and service uses.

3. Suitability as Presently Zoned:

The adopted San Antonio International Airport Vicinity Land Use Plan identifies the subject property as Light Industrial and all surrounding areas as Light Industrial and Regional Center in the future land use component of the plan. The property’s current “I-1” district is consistent with zoning in the surrounding area; however, it is not consistent with the adopted land use designation. The requested “C-3” district would allow several uses that remain in character with the surrounding development while maintaining consistency with the San Antonio International Airport Vicinity Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

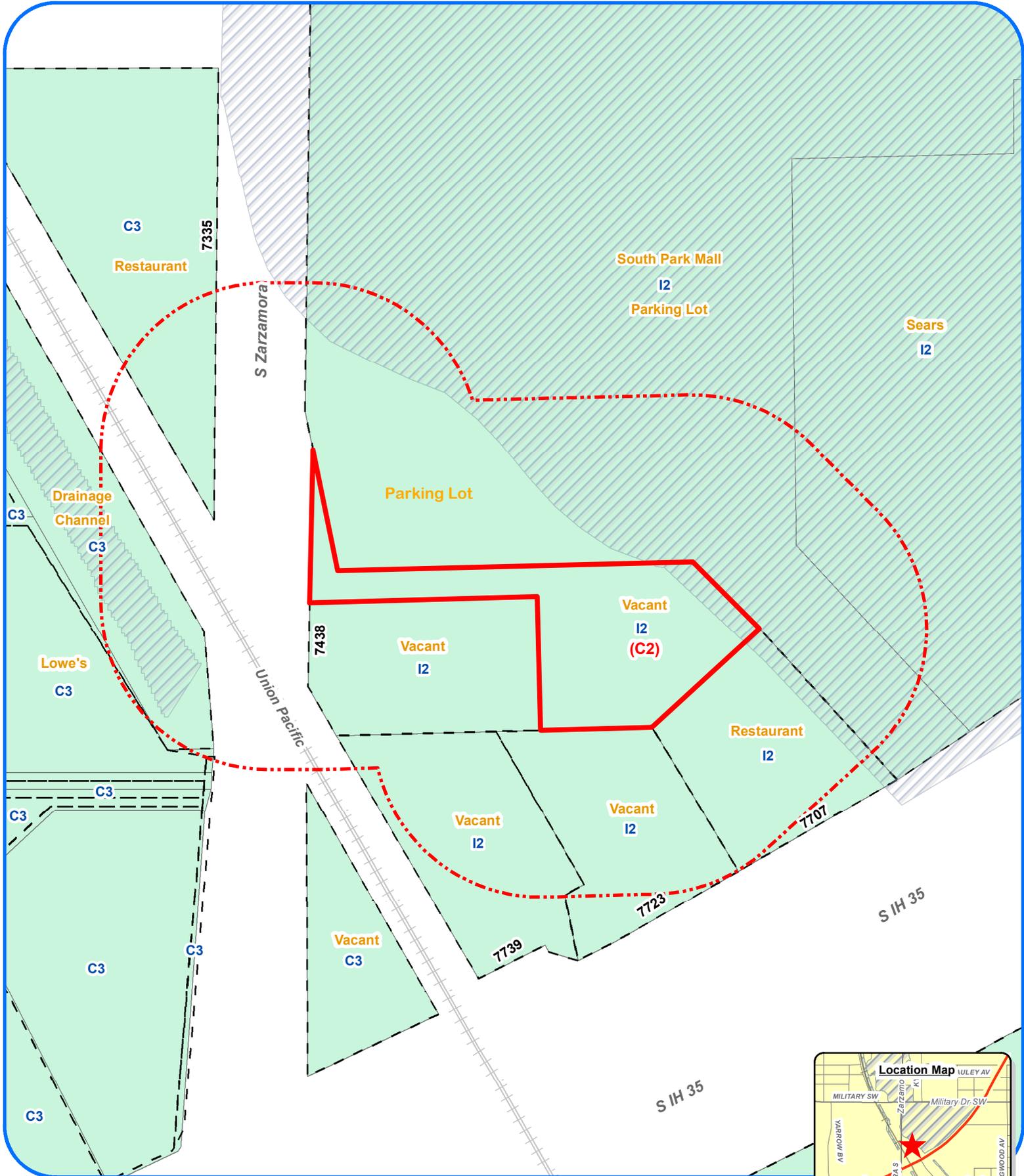
The request does not appear to conflict with any public policy objective. The request is consistent with the adopted future land use plan.

6. Size of Tract:

The subject properties total 9.8528 acres in size, which is of sufficient size to accommodate uses permitted in “C-3”.

7. Other Factors:

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.



Zoning Case Notification Plan

Case Z-2014-194

Council District 4
 School District: South San I.S.D.
 Scale: 1" approx. = 150 Feet
 Subject Property Legal Description(s): NCB 12328 - BLOCK 000 - LOT 1.181 acres out of Lot 8

- Legend**
- Subject Properties (1.181 Acres)
 - 200' Notification Area
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission
Zoning Case #: Z2014194
Hearing Date: July 15, 2014
Property Owner: DP Real Estate, LP (by James Day, Managing Partner)
Applicant: DP Real Estate, LP (by James Day, Managing Partner)
Representative: P.W. Christensen, P.C. (Patrick Christensen)
Location: A portion of the 7400 Block of South Zarzamora Street
Legal Description: 1.181 acres out of Lot 8, NCB 12328
Total Acreage: 1.181
City Council District: 4
Case Manager: Pedro Vega, Planner
Case History: This is the first public hearing for this zoning case.

Proposed Zoning Change

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

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

Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan-38

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in March of 1947 and was originally zoned "LL" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The property was platted into its current configuration in 2004 (volume 9562, page 18 of the Deed and Plat Records of Bexar County, Texas). The property is currently undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North and East

Current Base Zoning: "I-2"

Current Land Uses: Mall and Retail Stores

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Vacant Land, Railroad and Restaurant

Direction: West across South Zarzamora Street

Current Base Zoning: "C-3"

Current Land Uses: Restaurant, Railroad and Home Improvement Store

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 Zarzamora Street

Existing Character: Primary Arterial Type A; three lanes in each direction separated by a median for left and right turn lanes with sidewalks.

Proposed Changes: None known

Thoroughfare: Interstate Highway 35

Existing Character: Expressway

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 520, which operates along South Zarzamora Street.

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: Mobile Food Court - Minimum Parking Requirement: 2 per mobile food establishment unit. Maximum Parking Requirement: 5 per mobile food establishment unit.

The proposed use will be subject to the Mobile Food Court supplemental use regulations specified in Section 35-399 of the Unified Development Code.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate.

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 current heavy industrial zoning is not representative of the uses in this area.

3. Suitability as Presently Zoned:

The existing "I-2" Heavy Industrial District is not consistent with the adopted land use plan. Although much of the surrounding area is zoned for heavy industrial uses, the existing pattern of development is entirely commercial.

The "I-2" Heavy Industrial District accommodates areas of highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "C-2" Commercial District. The requested commercial zoning is a beneficial down-zoning from the current heavy industrial zoning.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives. The proposed "C-2" district is consistent with the Heritage South Sector Plan, which was adopted by City Council on September 16, 2010.

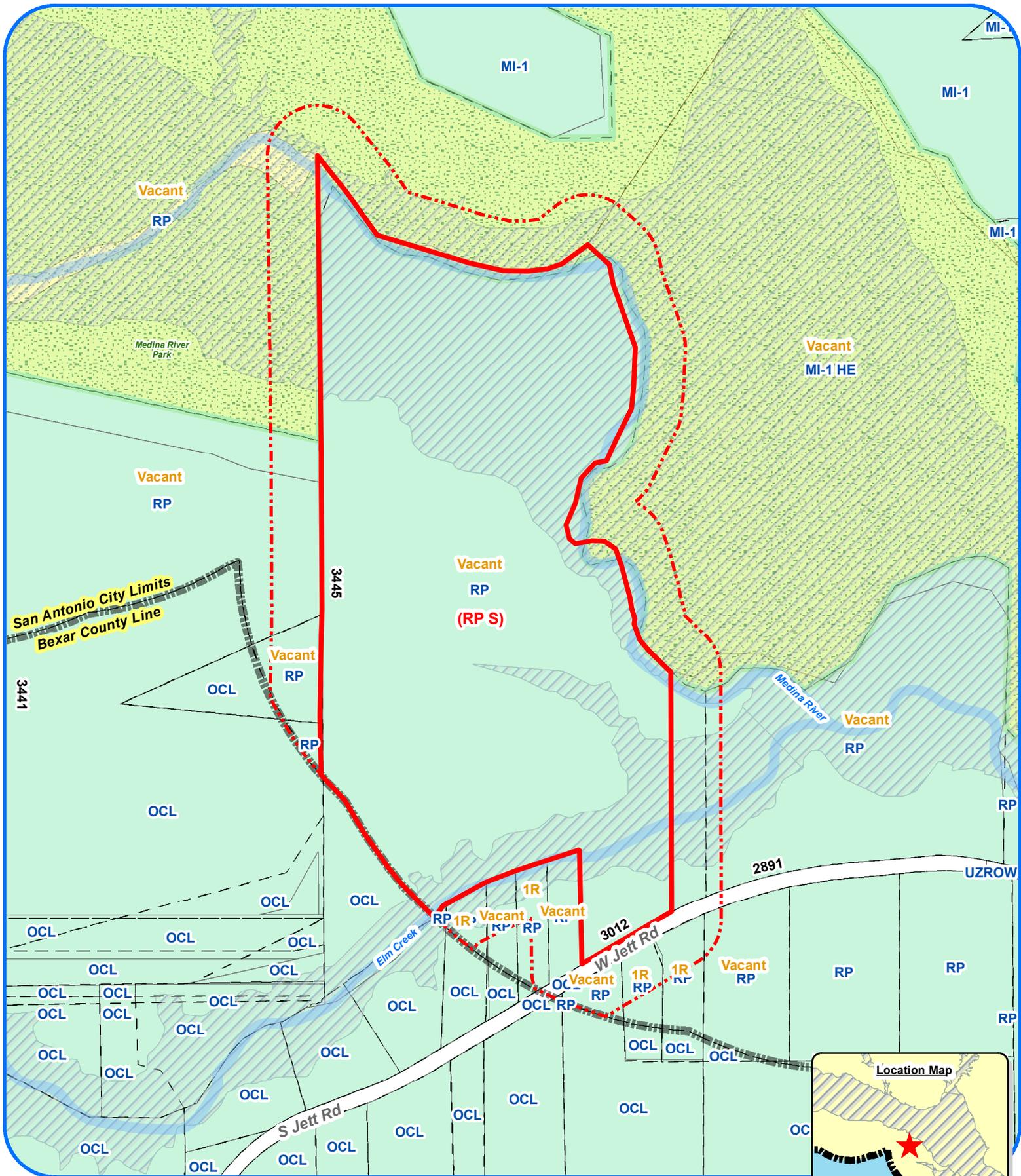
The "C-2" Commercial District will allow continued development in accordance with the goals of the Heritage South Sector Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:

The subject property is sufficient size for the uses permitted in the "C-2" district, along with the typical required parking.

7. Other Factors:

When the 2001 Unified Development Code was adopted many areas of the City of San Antonio that were previously zoned "LL" First Manufacturing District under the 1938 code were converted to "I-2" Heavy Industrial District. As a result, many of the uses in these areas were zoned inappropriately. This inconsistency is a result of cumulative zoning, a zoning practice utilized in San Antonio's original 1938 zoning code.



Zoning Case Notification Plan

Case Z-2014-199

Council District 4
 School District: Somerset I.S.D. & Southwest I.S.D.
 Scale: 1" approx. = 500 Feet
 Subject Property Legal Description(s): NCB 16458 - BLOCK 003 - LOT 001 EXC SW IRR 934.20 ft located outside San Antonio City Limits

- Legend**
- Subject Properties (71.770 Acres) ———
 - 200' Notification Area - - - - -
 - Current Zoning **TEXT**
 - Requested Zoning Change **(TEXT)**
 - 100-Year DFIRM Floodplain
 - Single Family Residential **1R**



Development Services Department
 City of San Antonio
 06/25/2014 - R Martinez

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



City of San Antonio

Development Services Department

Staff Report

To: Zoning Commission

Zoning Case #: Z2014199 S

Hearing Date: July 15, 2014

Property Owner: Boy Scouts of America, Alamo Area Council, Inc.

Applicant: City of San Antonio

Representative: Cara Tackett, PE

Location: 3445 Fest Road (also known as 3012 Jett Road)

Legal Description: Lot 1, Block 3, NCB 16458 save and except the southwest irregular 934.2 feet located outside the City Limits of San Antonio

Total Acreage: 71.77

City Council District: 4

Case Manager: Brenda V. Martinez, Planner

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

Proposed Zoning Change

Current Zoning: "RP" Resource Protection District and "RP AHOD" Resource Protection Airport Hazard Overlay District

Requested Zoning: "RP S" Resource Protection District with a Specific Use Authorization for a Private Recreation Facility and "RP S AHOD" Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreation Facility

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 June 27, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on July 2, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 11, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in 2003 and was originally zoned “DR” Development Reserve. In a 2003 case, the property was rezoned to “RP” Resource Protection District. The purpose of the rezoning request is to allow a private camp facility that will be utilized by the Boy Scouts.

Topography: The property has an abundance of grasses, shrubs and trees with a significant slope. Portions of the property also appear to be within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, South and West

Current Base Zoning: “RP”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: East

Current Base Zoning: “MI-1”

Current Land Uses: Vacant Land

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

Transportation

Thoroughfare: West Jett Road

Existing Character: Local Street; 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 (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The UDC does not list parking requirements specifically for a private recreational facility. The closest listing would be Recreation Facility (Public and Non-Commercial) - Minimum Parking Requirement: 1 space per 600 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 500 square feet of GFA.

Staff Analysis and Recommendation: Approval

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is identified as Natural Tier and Country Tier in the Future Land Use component of the Plan. The “RP” base zoning district is consistent with the adopted land use designations.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “RP” district that is consistent with the Heritage South Sector Plan. The proposed zoning request is not likely to adversely impact neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning.

3. Suitability as Presently Zoned:

The existing “RP” zoning district is suitable for the subject property. The Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, preserves pasture land and agriculture and identifies areas appropriate for agricultural preservation. The “RP” district may be used to establish a buffer of low intensity uses along streams, floodplains and similar environmentally sensitive areas. The subject site is bound by Elm Creek and the Medina River.

4. Health, Safety and Welfare:

Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

5. Public Policy:

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

6. Size of Tract:

The subject property is 71.770 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The rezoning request was initiated by City Council through Resolution 2014-06-19-0026R.

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

A RESOLUTION 2014-06-19-0026R

DIRECTING STAFF TO INITIATE A CHANGE IN THE ZONING DISTRICT BOUNDARY OF APPROXIMATELY 71 ACRES OF PROPERTY LOCATED AT 3445 FEST ROAD (ALSO KNOWN AS 3012 SOUTH JETT ROAD) FOR USE AS A PRIVATE RECREATIONAL FACILITY.

* * * * *

WHEREAS, City Council desires to support the mission of the Boy Scouts by allowing the construction of administration and maintenance buildings and other structures for the use of campsites and other uses necessary for the Boy Scout Camp as a Private Recreational Facility; and

WHEREAS, City Council desires to have staff initiate a change in the zoning district boundary of approximately 71 acres located at 3445 Fest Road, San Antonio, Texas from "RP AHOD" Resource Protection Airport Hazard Overlay District to "RP S AHOD" Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreational Facility in accordance with the Texas Local Government Code Chapter 211 and Chapter 35, Article IV, Section 421 of the City Code; **NOW THEREFORE**;

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

SECTION 1. The City Council hereby directs City Staff to initiate a change in the zoning district boundary of approximately 71 acres out of Lot 1, Block 3, NCB 16458, save and except the southwest irregular 934.2 feet that are outside of the City Limits of San Antonio, located at 3445 Fest Road (also known as 3012 South Jett Road) from "RP AHOD" Resource Protection Airport Hazard Overlay District to "RP S AHOD" Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreational Facility.

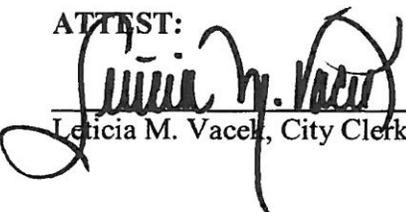
SECTION 2. The City Council hereby authorizes all fees and costs to be waived.

SECTION 3. This Resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

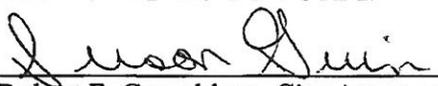
PASSED AND APPROVED this 19th day of June, 2014.


M A Y O R
Julián Castro

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Robert F. Greenblum, City Attorney