

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

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

**Tuesday, March 18, 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           | John J. Middleton, II – District 9 |
| Ricardo Briones – District 5      | Milton R. McFarland – District 10  |
| Christopher Martinez – District 6 | Vacant – District Mayor            |
| Orlando Salazar – District 4      |                                    |
| Chairman                          |                                    |

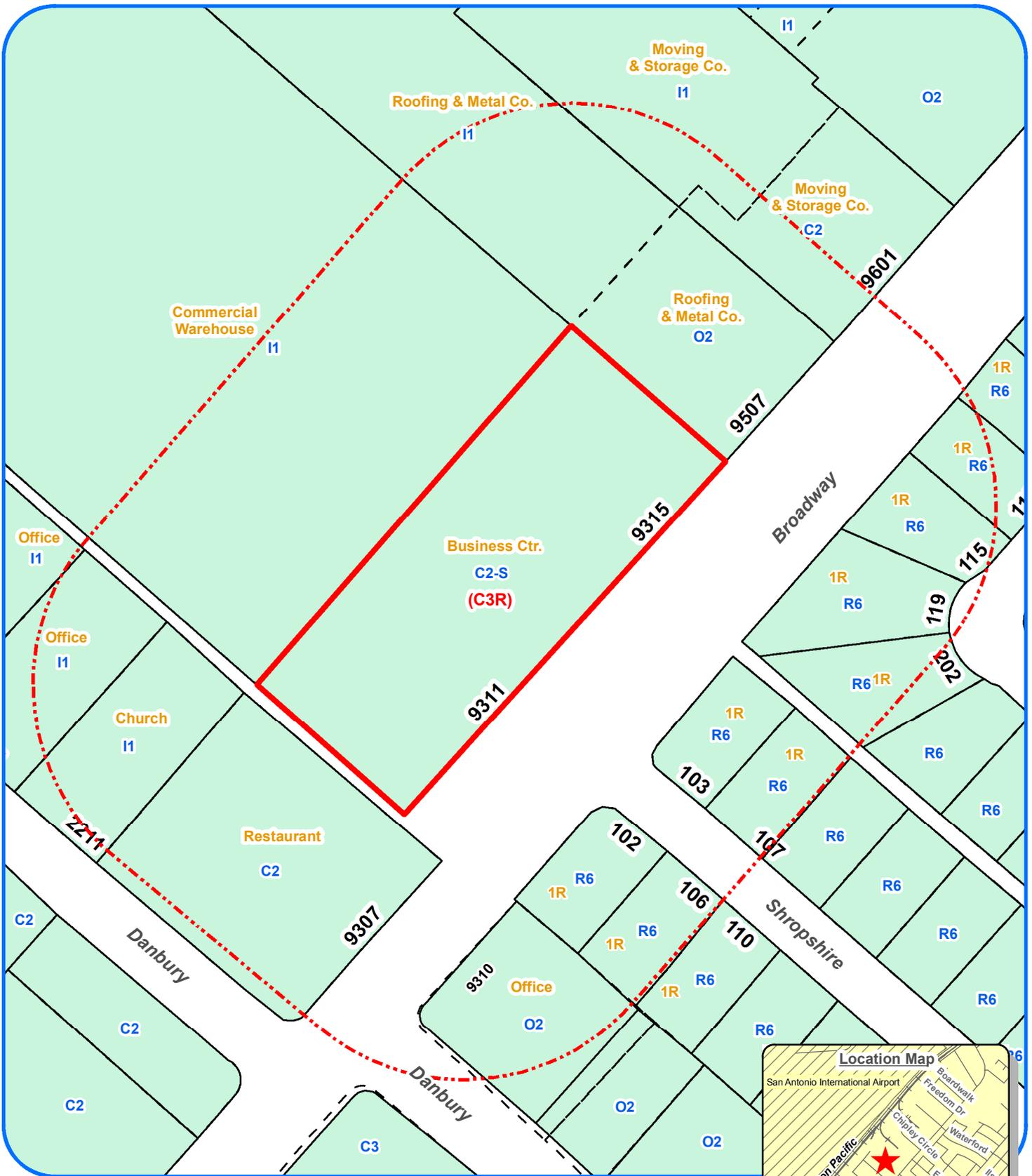
1. **12:45 PM** - Work Session – discussion of policies and administrative procedures and any items for consideration on the agenda for March 18, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of March 4, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014101 (Council District 5) – WITHDRAWN:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot 13, Block 2, NCB 11306 on a portion of the 1400 Block of Thompson Place.
7. **ZONING CASE NUMBER Z2014104 (Council District 1) – POSTPONED:** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “MF-50 AHOD” Multi-Family Airport Hazard Overlay District on Lots 38, 44, 45, 47, 48, 49 and 50, NCB 11880 and Lot 84, NCB 11887; 8051 Broadway and 1718 West Lawndale Drive
8. **ZONING CASE NUMBER Z2014105 (Council District 1) – POSTPONED:** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-50 AHOD” Multi-Family Airport Hazard Overlay District on Lots 29 and 30, NCB 12025; 202 Birchleaf.
9. **ZONING CASE NUMBER Z2014107 (Council District 10) – POSTPONED:** A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “MF-50 AHOD” Multi-Family Airport Hazard Overlay District on Lot 5, NCB 11898; 1779 Nacogdoches Road.

10. **ZONING CASE NUMBER Z2014074 (Council District 10):** A request for a change in zoning from “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering to “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on 1.862 acres out of Lot 1, NCB 14088; 9315 Broadway.
11. **ZONING CASE NUMBER Z2014080 (Council District 9):** A request for a change in zoning from “R-20” Residential Single-Family District to “R-6 PUD” Residential Single-Family Planned Unit Development District on Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670; 11303 and 11327 Dreamland.
12. **ZONING CASE NUMBER Z2014085 (Council District 3):** A request for a change in zoning from “MH H RIO-4 AHOD” Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24; 1515 Mission Road.
13. **ZONING CASE NUMBER Z2014091 CD (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 12 and 13, Block 1, NCB 14947; 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard).
14. **ZONING CASE NUMBER Z2014065 CD (Council District 2):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Parking and Transient Vehicle Storage on Lot 10, Block 1, NCB 13801; 5234 Sherri Ann Road.
15. **ZONING CASE NUMBER Z2014095 HL (Council District 3):** A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “MF-33 HL AHOD” Historic Landmark Multi-Family Airport Hazard Overlay District on Lots 11 and 12, Block 35, NCB 3303; 544 Hammond Avenue.
16. **ZONING CASE NUMBER Z2014097 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16; 302 Clay Street.
17. **ZONING CASE NUMBER Z2014098 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 29, Block 18, NCB 16528; 2423 Suzette Avenue.
18. **ZONING CASE NUMBER Z2014099 (Council District 3):** A request for a change in zoning from “C-3” General Commercial District to “MF-25” Low Density Multi-Family District on 21.1981 acres out of NCB 10847 on a portion of the 7200 Block of South WW White Road.
19. **ZONING CASE NUMBER Z2014100 CD (Council District 4):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 3, Block 1, NCB 11252; 7123 Somerset Road.

20. **ZONING CASE NUMBER Z2014102 CD (Council District 2):** A request for a change in zoning from “C-3 S AHOD” General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres to “C-3 CD AHOD” General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Storage on Lot 1, Block 4, NCB 16927; 6110 Walzem Road.
21. **ZONING CASE NUMBER Z2014108 CD (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the north 82.94 feet of Lots 11, 12 and 13, Block 4, NCB 1361; 626 and 630 North New Braunfels Avenue.
22. **ZONING CASE NUMBER Z2014110 CD (Council District 5):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 16, Block 5, NCB 10605; 202 Adolph.
23. **ZONING CASE NUMBER Z2014111 (Council District 1):** A request for a change in zoning from “C-3R AHOD” General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to “C-1 IDZ AHOD” Light Commercial Infill Development Zone Airport Hazard Overlay District on 0.134 of an acre out of Lots 9 and 10, Block 4, NCB 2997; 2327 North St. Mary's Street.
24. **ZONING CASE NUMBER Z2014113 CD (Council District 4):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto - Parking and/or Storage - Long Term on Parcel 111A, NCB 11186; 2431 Navajo Street.
25. **Director’s Report** – Current status of large area wide rezonings; Commission roles and responsibilities; Administrative items.
26. **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.
27. **ADJOURNMENT.**

**Accessibility Statement**

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



## Zoning Case Notification Plan

### Case Z-2014-074

Council District: 10  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 14088 - BLOCK 000 - LOT: A Portion of Lot 1

#### Legend

- Subject Properties ——— (1.862 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  
 (3/12/2014 - 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 #: Z2014074

Hearing Date: March 18, 2014

Property Owner: P7/Sealy 9315 Broadway Owner, LP (by Scott P. Sealy, Manager and James Cook, Operating Member Representative)

Applicant: M. Robb La Montagne

Representative: Keooura Sanavong

Location: 9315 Broadway

Legal Description: 1.862 acres out of Lot 1, NCB 14088

Total Acreage: 1.862

City Council District: 10

Case Manager: Tony Felts, Planner

Case History: This is the second public hearing for this zoning change request. The case was continued from the February 4, 2014 Zoning Commission public hearing. This case is being expedited to City Council for consideration on March 20, 2014.

### Proposed Zoning Change

**Current Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering

**Requested Zoning:** "C-3R AHOD" General Commercial Restrictive Alcoholic Sales 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 January 17, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on January 22, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 18

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

**Planning Team:** San Antonio International Airport Vicinity – No Planning Team

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

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High-Rise Office District. In a 2005 case, the property was rezoned to the current "C-2 S" Commercial District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering.

The subject property is a portion of a platted lot that was platted into its current configuration in 1967. The subject property is developed with a commercial building that was constructed in 1982. The building is currently vacant, but previously housed a ballroom. The remainder of the lot not subject to this application has an "I-1" General Industrial base zoning district and is currently developed as flex space warehousing.

**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, West, Southwest and South

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

**Current Land Uses:** Moving and Storage Company, Roofing Contractor, Warehouses, Offices, Church and Restaurant

**Direction:** East

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

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

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

## **Transportation**

**Thoroughfare:** Broadway

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 9, which operates along Broadway with multiple stops in the immediate vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required, but may be deferred. A traffic engineer must be present at the Zoning Commission hearing.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a vocational school. Off-street vehicle parking requirements for a vocational school are a minimum of 1 space per 4 students, and a maximum of 1 space per 2 students.

## **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 San Antonio International Airport Vicinity Land Use Plan and is designated as Light Industrial in the future land use component of the plan. The proposed "C-3R" 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 immediate vicinity consists of a mix of uses and zoning districts, including single-family residential, commercial, and industrial.

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

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties; however, the current "C-2" base zoning district is not consistent with the adopted land use designation.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No new construction is proposed.

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

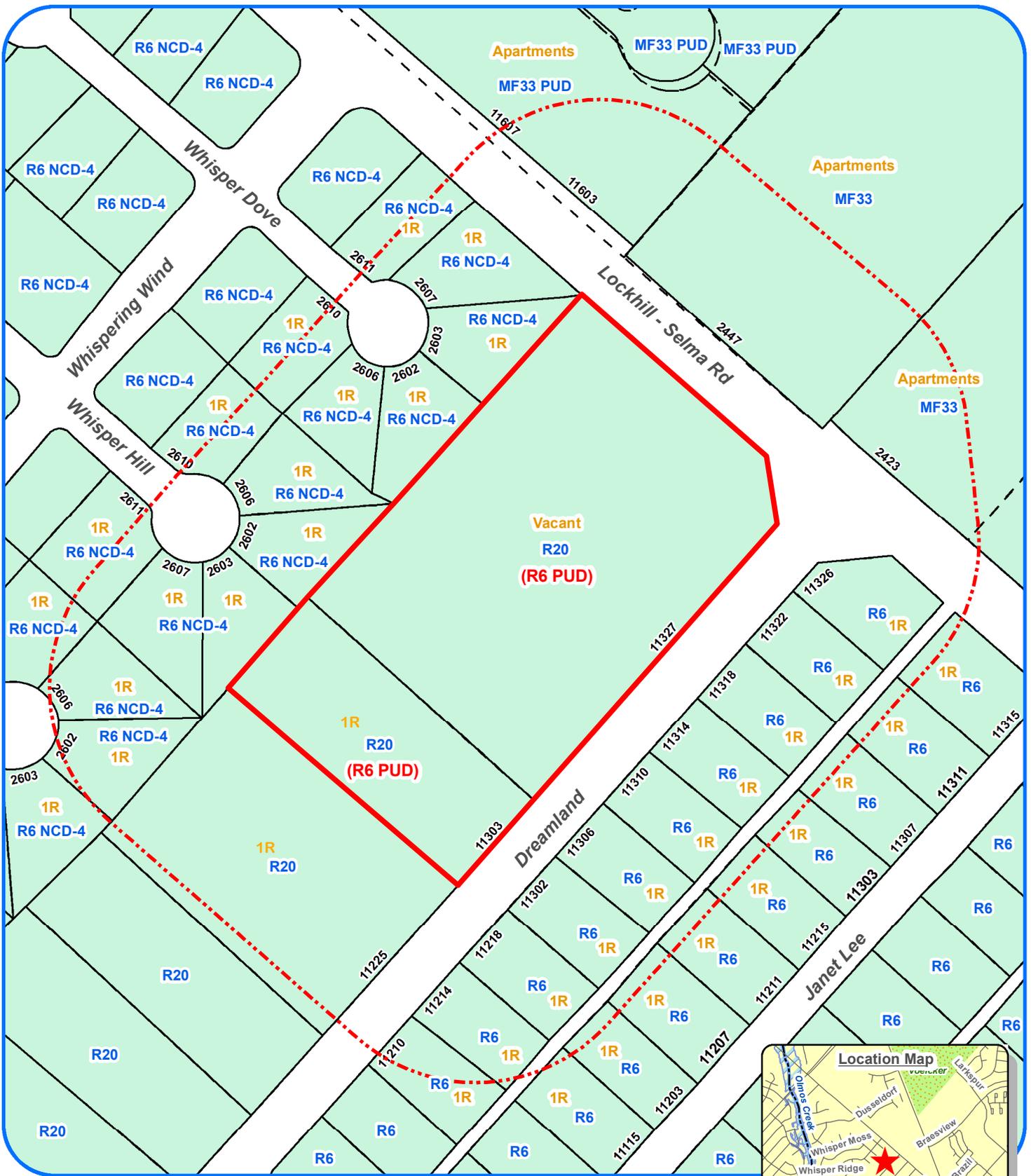
The request does not appear to conflict with any public policy objective.

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

The subject property is 1.862 acres in size, which should reasonably accommodate the uses permitted in the "C-3R" zoning district.

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

None.



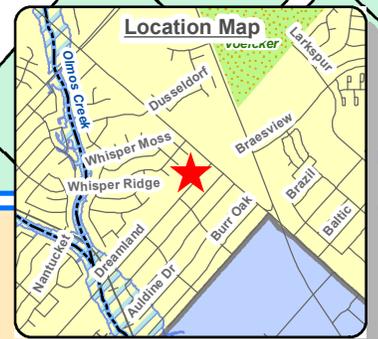
# Zoning Case Notification Plan

## Case Z-2014-080

Council District: 9  
 School District: North East I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 11670 - BLOCK 001 - LOT 1 THRU 5

### Legend

- Subject Properties ——— (4.352 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  
 (1/29/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014080

Hearing Date: March 18, 2014

Property Owner: Ted and Jerelene Lee

Applicant: Ted and Jerelene Lee

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

Location: 11303 and 11327 Dreamland

Legal Description: Lots 1, 2, 3, 4 and 5, Block 1, NCB 11670

Total Acreage: 4.352

City Council District: 9

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning case. The case was continued from the February 18, 2014 Zoning Commission public hearing.

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#### **Proposed Zoning Change**

**Current Zoning:** "R-20" Residential Single-Family District

**Requested Zoning:** "R-6 PUD" Residential Single-Family Planned Unit Development 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 January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 41

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

**Planning Team:** North Sector Plan - 41

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in September of 1952 and was originally zoned “A” Single Family Residence District. In a 1991 City-initiated large-area rezoning case, the properties were rezoned to “R-8” Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-20” Residential Single-Family District. The property consists of five lots that were platted into the current configuration in 1944 (Volume 1625, page 249 of the Deed and Plat Records of Bexar County, Texas). One of the lots is developed as a single-family dwelling measuring approximately 2,574 square feet that was built in 1975.

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

## **Adjacent Zoning and Land Uses**

**Direction:** Northwest

**Current Base Zoning:** “R-6”

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

**Direction:** Southwest

**Current Base Zoning:** “R-20”

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

**Direction:** Southeast across Dreamland

**Current Base Zoning:** “R-6”

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

**Direction:** Northeast across Lockhill-Selma Road

**Current Base Zoning:** “MF-33” and “MF-33 PUD”

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

**Overlay and Special District Information:** The subject property does not carry any overlay districts. The properties located to the northwest are located within in the “NCD-4” Whispering Oaks Neighborhood Conservation District. The “NCD-4” is an overlay zoning district that contains design guidelines for rehabilitation of existing residential development. Property owners, together with the Department of Planning and Community Development staff, developed the design guidelines. “NCD” guidelines can address building materials, height, size, massing, signage, sidewalk location, etc.

## **Transportation**

**Thoroughfare:** Lockhill-Selma Road

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

**Proposed Changes:** None known

**Thoroughfare:** Dreamland

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

**Proposed Changes:** None known

**Public Transit:** The VIA bus line 602 operates along Dreamland and VIA bus line 97 operates along Lockhill-Selma Road with a bus stop in the immediate vicinity of the subject property.

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

**Parking Information:** 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.

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

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

**1. Consistency:** The property is located within the North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning is similar to that of the surrounding residential subdivisions.

**3. Suitability as Presently Zoned:** The existing "R-20" zoning district may be appropriate for the subject property; however, it is not listed as a related zoning district for the Suburban Tier land use designation in the North Sector Plan. The existing zoning is, however, consistent with the other properties located along the northwest side of Dreamland.

**4. Health, Safety and Welfare:** Staff has found no indication of likely adverse effects on the public health, safety, or welfare. 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 and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. Properties with "PUD" zoning may not be developed without an approved "PUD" plan.

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 requirements, but also reduces the overall density permitted in residential zoning districts. The district is subject to the open space requirements specified in UDC Section 35-503.

Per UDC Section 35-310(d), new subdivisions that abut an established subdivision with "R-20" zoning must provide a buffer-lot that meets the minimum lot size of the "R-20" zoning district.

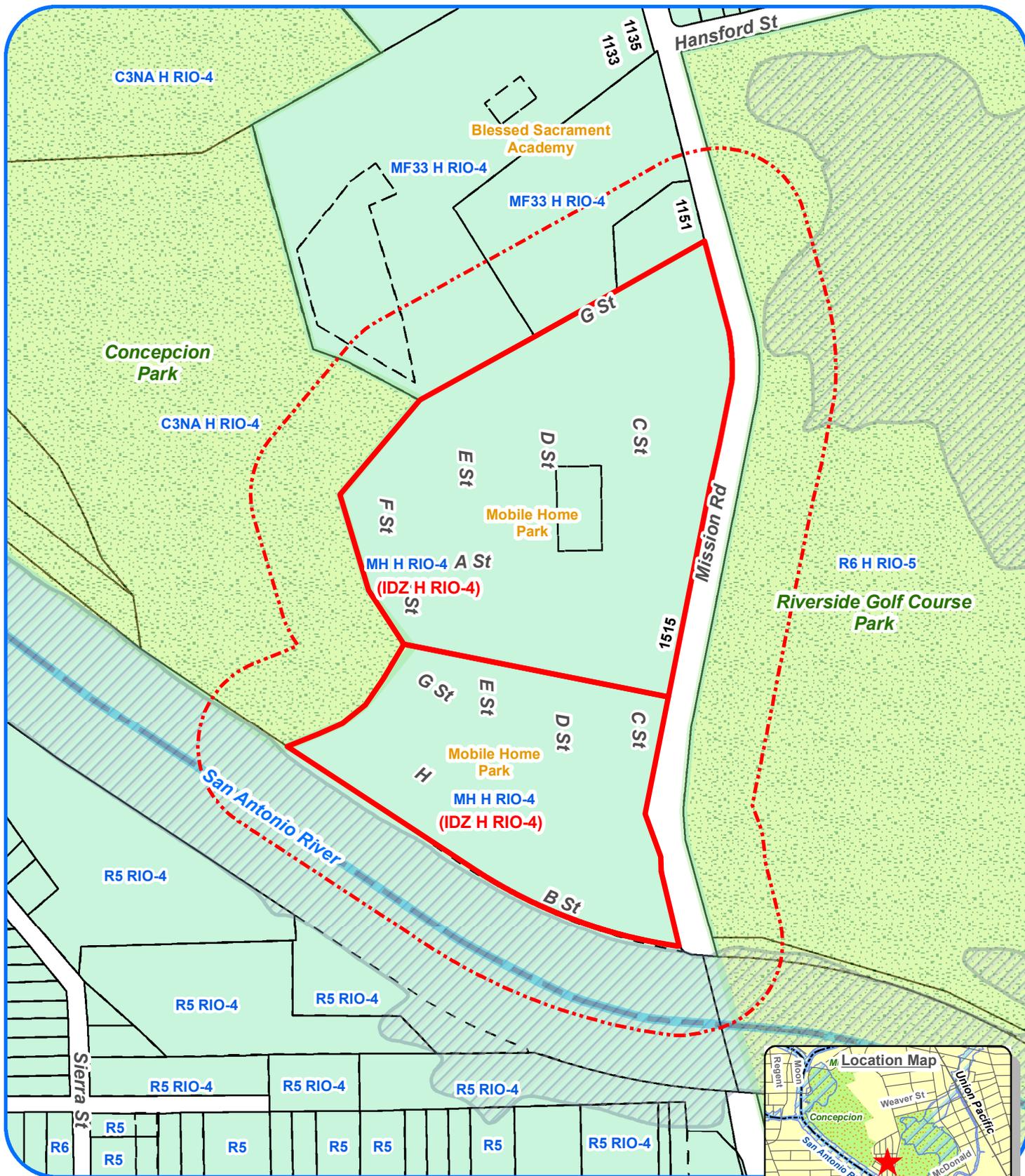
**5. Public Policy:** The request does not appear to conflict with any public policy objective. The North Sector Plan was adopted in August 5, 2010 and developed through a collaborative process that enabled individuals and organizations to share views about current community conditions and to work together to set future priorities.

Housing Goals and Strategies: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

**6. Size of Tract:** The subject property is 4.352 acres in size, which should be able to reasonably accommodate the proposed single-family development. Should the zoning change request be approved, the gross acreage of the subject property would allow a maximum of 21 dwelling units. The rezoning application refers to 15 proposed single-family residences.

**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.

This property has been the subject of multiple previous zoning cases, most recently in 2008. The previous zoning request was for a similar pattern of development. In 2008, there was no adopted land use plan for the area. Staff and Zoning Commission recommended denial, and City Council denied the zoning change request. Since that time, staff analysis has been reformed to include the UDC's criteria for approval of a zoning change request. The first of seven criteria is consistency with the adopted land use plan, in accordance with the Texas Local Government Code. The North Sector Plan was adopted on August 5, 2010. The Planning Team stakeholders involved in the creation and adoption of the plan designated this area as Suburban Tier which allows for a concentrated blend of low to medium density residential, neighborhood and community commercial uses, with increased residential density and commercial intensity located along arterial thoroughfares (such as Lockhill Selma Road). The requested zoning and development pattern meets the objectives of the adopted plan.



# Zoning Case Notification Plan

## Case Z-2014-085

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 300 Feet  
 Subject Property Legal Description(s): NCB 00020 & 00024 - BLOCK 000 - LOT: 22, 22B, 22C, 22D, 37 & P-100A

| Legend                    |                     |
|---------------------------|---------------------|
| Subject Properties        | (20.763 Acres)      |
| 200' Notification Area    | (Dotted Red Line)   |
| Current Zoning            | TEXT                |
| Requested Zoning Change   | (TEXT)              |
| 100-Year DFIRM Floodplain | (Blue Hatched Area) |
| Single Family Residential | 1R                  |



Development Services Dept  
 City of San Antonio  
 (1/30/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014085

Hearing Date: March 18, 2014

Property Owner: Mission Trails SA MHC, LLC (by Christopher Scott Van Ranshorst, Manager, American Family Communities, LLC, Manager)

Applicant: White-Conlee Builders, Ltd. (by John C. White, Director, White-Conlee Development Corp., General Partner)

Representative: Kaufman & Killen, Inc.

Location: 1515 Mission Road

Legal Description: 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24

Total Acreage: 20.763

City Council District: 3

Case Manager: Ernest Brown, Planner

Case History: This is the second public hearing for this zoning case. The rezoning request was continued from the February 18, 2014 Zoning Commission public hearing.

### Proposed Zoning Change

**Current Zoning:** "MH H RIO-4 AHOD" Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District

**Requested Zoning:** "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family residential uses not to exceed 50 units per acre on 7.67 acres

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on January 31, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 8

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

**Planning Team:** South Central San Antonio Community Plan - 16

**Applicable Agencies:** San Antonio Parks and Recreation Department and City of San Antonio Office of Historic Preservation

## Property Details

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "F" Local Retail District. In a 1985 case, the subject property was rezoned to "R-4" Mobile Home Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MH" Manufacturing Housing District. The 20.763-acre tract was developed in 1970 with a Manufactured Home Park. The subject property includes a mix of platted and unplatted areas.

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

## Adjacent Base Zoning and Land Uses

**Direction:** North

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

**Current Land Uses:** School

**Direction:** East

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

**Current Land Uses:** Golf Course

**Direction:** West

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

**Current Land Uses:** Public Park

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

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

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

## Transportation

**Thoroughfare:** Mission Road

**Existing Character:** Collector; one lane each direction with sidewalks on both sides

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 42 and 242, which operate along Mission Road north of the subject property. The nearest stop is located at the intersection of Hansford Street and Mission Road.

**Traffic Impact:** The Infill Development Zoning District (IDZ) is exempt from the Traffic Impact Analysis (TIA) requirements per the Unified Development Code (UDC) Section 35-502 (b) (1).

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

Multi-family residential uses require a minimum of 1.5 and a maximum of 2 parking spaces per dwelling unit. Commercial uses typically require 1 parking space per 200 or 300 square feet of Gross Floor Area.

UDC Section 35-343 (k) waives the parking requirement for properties with "IDZ" zoning.

## **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 South Central San Antonio Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "IDZ" base zoning district is not consistent with the adopted future land use designation. The applicant has initiated a Comprehensive Master Plan Amendment to change the future land use designation to Mixed Use, along with a text amendment to include "IDZ" as a related zoning district.

The Mixed Use designation provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. This classification allows for a mix of uses in the same building or in the same development such as small offices and retail establishments with high-density residential uses.

**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. Although the requested "IDZ" district waives many development standards in an effort to encourage the redevelopment of under-utilized properties, new development on the subject property will be reviewed for compliance with both the Mission Historic District and the River Improvement Overlay-4 District.

**3. Suitability as Presently Zoned:** The existing "MH" Manufactured Home District is not consistent with the Low Density Residential land use designation which calls for single-family residences on individually platted lots. The existing manufactured home park consists of multiple units on a single parcel. The "MH" district also allows those uses permitted in the "RM-4" district, which also is not consistent with the Low Density Residential land use designation.

**4. Health, Safety and Welfare:** Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

**5. Public Policy:** Should the requested plan amendment be approved, the zoning request does not appear to conflict with any public policy objectives.

UDC Section 35-670 includes design objectives for each "RIO" district. "RIO-4" includes the following objectives:

- i. Encourage urban quality mixed-use developments.
- ii. Preserve and enhance historic character as well as emphasize street scene.
- iii. Construct new development that complements nearby historic King William area but does not mimic its style.
- iv. Encourage new development in clustered nodes.
- v. Development nodes should overlook the river, or be located at major intersections.

The subject property and proposed development meet the objectives for Mixed Use development within the South Central San Antonio Community Plan as well as those of the "RIO" districts.

**6. Size of Tract:** The subject property measures 20.763 acres in size, which can accommodate the proposed mixed-use development.

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

Pursuant to UDC Section 35-514(d)(2)(D), the applicant requests authorization for an 8-foot tall fence along the northern-most property line, where the subject property abuts Blessed Sacrament Church and Academy.

Z2014085

"I, Mission Trails SA MHC, LLC, the Property Owner, acknowledge that this Site Plan submitted for the purpose of re-zoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a Site Plan in conjunction with a re-zoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits."

1515 MISSION ROAD

SECOND ACCESS POINT FOR PARCEL B

SECOND ACCESS POINT FOR PARCEL A

SHARED ACCESS (PRIMARY ACCESS FOR BOTH PARCEL A & B)

PARCEL A  
13.10 Acres  
N.C.B. 20

PARCEL B  
7.67 Acres  
N.C.B. 20 & N.C.B 24

SAN ANTONIO RIVER

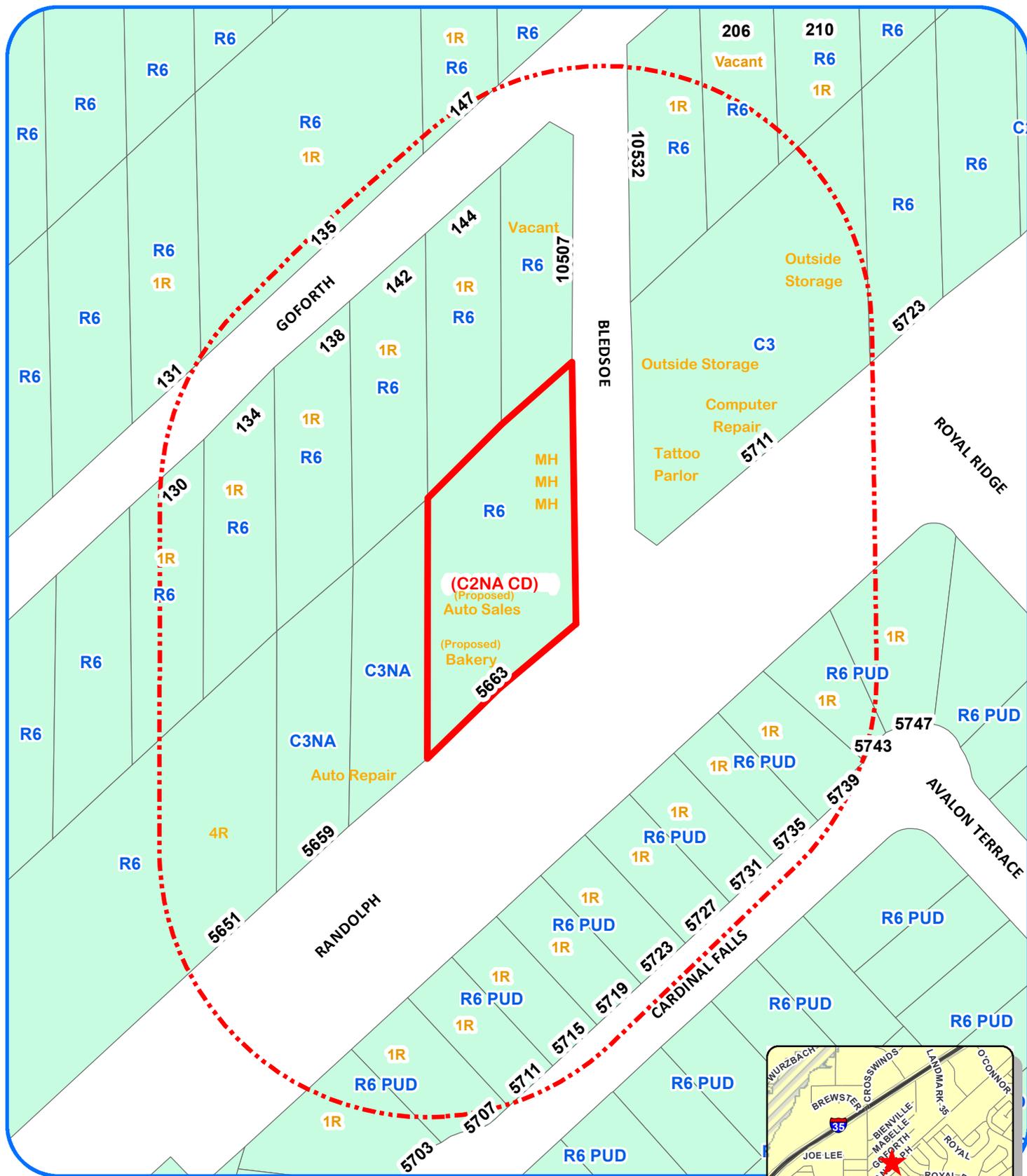
PARCEL A to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 33 units per acre.

PARCEL B to be Zoned IDZ with uses permitted in C-2, including retail, office, service, and institutional uses, and Multi-family uses not to exceed 50 units per acre.



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TEL: 214-343-1100 FAX: 214-343-1101  
WWW.METZGERELLIOTT.COM

DATE: 01/14  
BY: [signature]  
JOB: 30984 1388



## Zoning Case Notification Plan

### Case Z2014-091 CD

Council District: 10

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 14947 BLK 1 Lot 12-13

#### Legend

- Subject Properties ——— (0.4919 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  
(2/13/2014 - S. Murphy)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014091 CD

Hearing Date: March 18, 2014

Property Owner: Joseph R. Logue

Applicant: Joseph R. Logue

Representative: Joseph R. Logue

Location: 5663 Randolph Boulevard and a portion of 10507 Bledsoe (also known as 5671 Randolph Boulevard)

Legal Description: Lots 12 and 13, Block 1, NCB 14947

Total Acreage: 0.4919

City Council District: 10

Case Manager: Pedro Vega, Planner

Case History: This is the second public hearing for this zoning request. The case was continued from the March 4, 2014 Zoning Commission public hearing.

### Proposed Zoning Change

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

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

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 14, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on February 19, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

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

**Registered Neighborhood Associations within 200 feet:** Royal Ridge Neighborhood Association is located within 200 feet.

**Planning Team:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in 1971 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 two platted lots that were platted into the current configuration in December of 1948 (Volume 2575, page 77 of the Deed and Plat Records of Bexar County, Texas).

The property is currently occupied with two buildings and three manufactured homes. One of the buildings was constructed in 1958, measuring approximately 1,650 square feet in size.

**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 and across Randolph Boulevard to the southeast

**Current Base Zoning:** “R-6” and “R-6 PUD”

**Current Land Uses:** Vacant Lot and Single-Family Dwellings

**Direction:** Southwest

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Auto Repair

**Direction:** Northeast across Bledsoe Drive

**Current Base Zoning:** “C-3”

**Current Land Uses:** Tattoo Parlor, Computer Repair and Outside Storage

**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:** Bledsoe Drive

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

**Proposed Changes:** None known

**Thoroughfare:** Randolph Boulevard

**Existing Character:** Primary Arterial Type A; 1 lane in each direction with partial sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines is the 21, which operates along Randolph Boulevard with a bus stop in the immediate 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 rezoning application refers to proposed bakery and vehicle sales uses.

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

Motor Vehicle Sales - Minimum Requirement: 1space per 500 square feet of Gross Floor Area of sales and service building. Maximum Allowance: 1 space per 375 square feet of Gross Floor Area of sales and service building.

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

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

### **1. Consistency:**

The subject property is not located within a neighborhood, community or sector plan. The requested zoning is generally consistent with the surrounding land uses.

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

Staff finds no likely adverse impact on the surrounding properties related to the zoning change request. This zoning change would be appropriate at this location and will not alter the character of the neighborhood.

Conditional zoning is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements, would be compatible with the adjacent uses under given conditions. Motor Vehicle Sales is a use permitted outright in "C-3" General Commercial District and "L" Light Industrial District. The use often can be accommodated in lower commercial zoning districts where mitigating efforts are taken to protect surrounding uses.

Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential uses. The impact on the neighboring lands, due to the commercial district, is greatly offset by the three manufactured homes adjacent to the single-family dwelling to the north.

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

The "R-6" base zoning is not appropriate for properties with frontage on a major thoroughfare. The subject property is located on Randolph Boulevard, a major thoroughfare, and is situated on a corner lot with frontage on Bledsoe Drive, a local access street.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Significant improvements have been made to the subject site. Approval of the rezoning request will allow viable use of the property.

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

The request does not appear to conflict with any public policy objective. The applicant is requesting to rezone the property to a commercial district so the proposed commercial uses will be in conformity with the current provisions of the Unified Development Code.

The three manufactured homes are not permitted by right in the current "R-6" district or the proposed "C-2" district. The homes are and will remain nonconforming uses; however, they have not been registered as legal nonconforming uses. Should the homes be successfully registered as legal nonconforming uses, they may continue to be used as residences and will be subject to the restrictions for non-conforming uses.

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

The subject site is 0.4919 of an acre in size, which should reasonably accommodate the proposed uses. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

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

The existing buildings will be required to comply with all commercial building and safety codes prior to the issuance of a Certificate of Occupancy.

District regulations within the "C-2NA" districts are the same as in the "C-2" district, except that the sale of alcoholic beverages is prohibited.

ADDRESS: 5671 RANDOLPH BOULEVARD  
 SAN ANTONIO, TEXAS 78233  
 ORDERED BY: JOE LOGUE

Z2014091 CD

**LOTS 12 AND 13, BLOCK 1  
 NEW CITY BLOCK 14947  
 ISAAC BLEDSOE'S AUSTIN HIGHWAY HOMESITES**

IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 ACCORDING TO THE PLAT THEREOF RECORDED  
 IN VOLUME 2575, PAGE 77 OF THE DEED AND PLAT RECORDS  
 OF BEXAR COUNTY, TEXAS



**\*\*DRAFT SITE PLAN:**  
 Revisions to this site plan  
 will be provided prior to or  
 at the 3/18/14 Zoning  
 Commission public  
 hearing.\*\*



NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48029C 0270 G  
 MAP REVISION: 09/29/2010  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 2575, PG. 77, B.C.D.P.R.

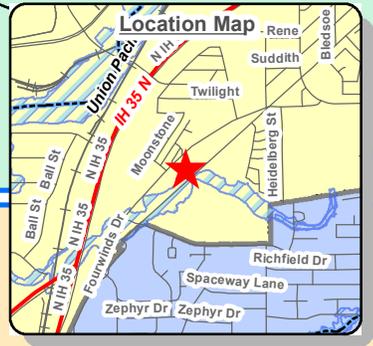
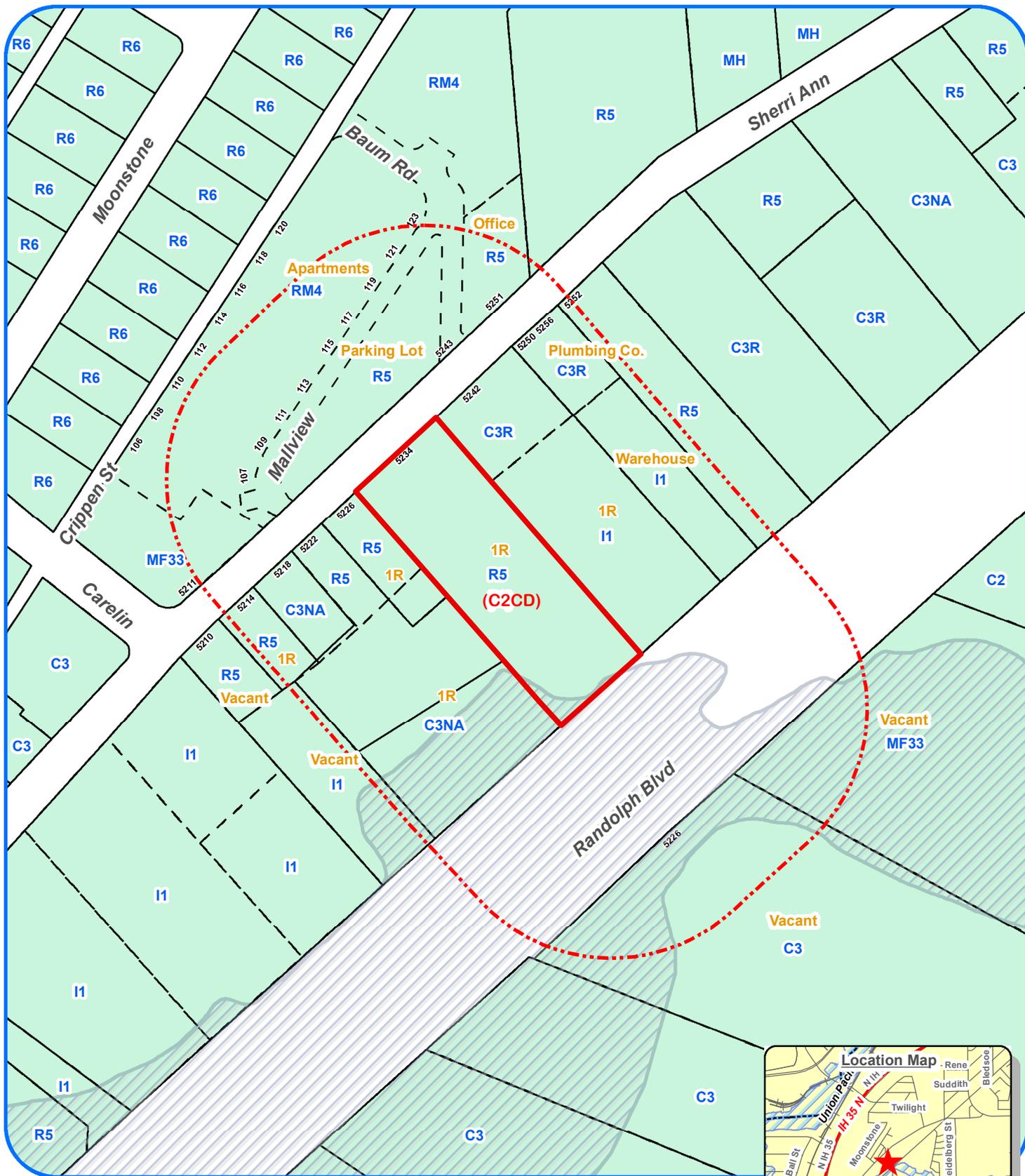
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY

GEORGE CALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. SA2014-01346  
 MARCH 13, 2014



**PRECISION**  
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 850 THREEDNECKLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700



# Zoning Case Notification Plan

## Case Z-2014-065 CD

Council District: 2  
 School District: Northeast I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 13801 - BLOCK 001 - LOT 010

- Legend**
- Subject Properties (1.000 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (1/14/2014 - 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 #: Z2014065 CD

Hearing Date: March 18, 2014

Property Owner: The Benjamin Pena, Jr. Living Trust (by Benjamin Pena, Jr., Owner)

Applicant: Benjamin Pena, Jr.

Representative: Nancy G. Pena

Location: 5234 Sherri Ann Road

Legal Description: Lot 10, Block 1, NCB 13801

Total Acreage: 1

City Council District: 2

Case Manager: Pedro Vega, Planner

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

#### **Proposed Zoning Change**

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

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Parking and Transient Vehicle Storage

#### **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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

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

**Planning Team:** None

**Applicable Agencies:** None

## Property Details

**Property History:** The property was annexed in December of 1972, and was originally zoned "Temp A" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-5" Residential Single-Family District. The subject site is currently developed with a single-family dwelling measuring 868 square feet and detached garage measuring 630 square feet. According to the Bexar County Appraisal District, the existing single-family dwelling was constructed in 1945.

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

## Adjacent Zoning and Land Uses

**Direction:** Northeast

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

**Current Land Uses:** Single-Family Dwelling and Plumbing Company

**Direction:** North and Northwest across Sherri Ann Road

**Current Base Zoning:** "MF-33", "RM-4" and "R-5"

**Current Land Uses:** Apartments and Parking

**Direction:** Southwest and South across Randolph Boulevard

**Current Base Zoning:** "R-5", "MF-33", "C-3", "C-3NA" and "I-1"

**Current Land Uses:** Single-Family Dwellings, Undeveloped Land and Outside Storage

**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:** Sherri Ann Road

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

**Proposed Changes:** None known

**Thoroughfare:** Randolph Boulevard

**Existing Character:** Primary Arterial Type A; one lane in each direction with partial sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 21, which operates along Randolph Boulevard. The Randolph Boulevard Park and Ride is located west of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by type of use and building size. The rezoning application refers to proposed truck parking. Parking lot uses do not carry minimum or maximum 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 not located within any Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. The requested "C-2 CD" Commercial District with a Conditional Use for Parking and Transient Vehicle Storage is consistent with the surrounding land uses, which are commercial and industrial in nature.

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

The requested zoning is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential to commercial and industrial.

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

Both the current and proposed base zoning districts may be appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of commercial and industrial uses. It is also situated near the Interstate Highway 35 North and Northeast Loop 410 interchange.

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

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

The subject property measures 1 acre in size, which should be able to reasonably accommodate the proposed parking use with the required buffers where the property abuts single-family zoning or uses. A zoning change request for a Conditional Use requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

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

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



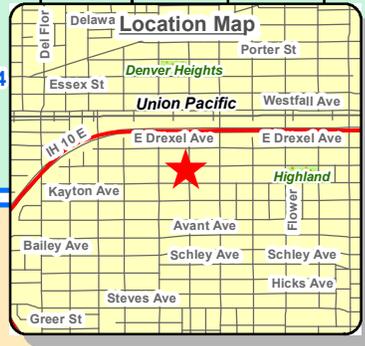


# Zoning Case Notification Plan

## Case Z-2014-095

Council District: 3  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 03303 - BLOCK 035 - LOT 11 and 12

- Legend**
- Subject Properties (0.344 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  
 (02/24/2014 - 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 #: Z2014095 HL  
Hearing Date: March 18, 2014  
Property Owner: Rudolfo Martinez  
Applicant: City of San Antonio Office of Historic Preservation  
Representative: City of San Antonio Office of Historic Preservation  
Location: 544 Hammond Avenue  
Legal Description: Lots 11 and 12, Block 35, NCB 3303  
Total Acreage: 0.3444  
City Council District: 3  
Case Manager: Krystin Ramirez, Planning Technician  
Case History: This is the first public hearing for this zoning case.

## **Proposed Zoning Change**

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

**Requested Zoning:** "MF-33 HL AHOD" Historic Landmark Multi-Family Airport Hazard Overlay District

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

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

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

**Planning Team:** Highlands Community Plan (62)

**Applicable Agencies:** City of San Antonio 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 1965 rezoning case, the property was rezoned to "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property consists of two platted lots that are developed with a single-family home measuring approximate 3,176 square feet that was constructed in 1910 (with a small addition built in 2007).

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

## **Adjacent Zoning and Land Uses**

**Direction:** All

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

**Current land uses:** Single-family residences, duplex and elementary school

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

## **Transportation**

**Thoroughfare:** Hammond Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Saint Anthony Avenue

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 30 and 230 operate along Rigsby Avenue.

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

**Parking Information:** The subject property is currently developed and being used as a residence. 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**

**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 Highlands Community Plan and is currently designated as Low Density Residential 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:**

Granting of the "HL" Historic Landmark designation will not have an adverse impact on the neighborhood. Historic designation does not affect the range of permitted uses, but does regulate the exterior aesthetic of the structure and any new construction. The purpose of the requested zoning change is to protect and preserve the structure and make the property eligible for tax incentives for rehabilitation.

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

The "MF-33" base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

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

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

On January 15, 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 six criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

This request for Historic Landmark designation was initiated by the property owner.



22014085

## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION  
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

January 15, 2014

**HDRC CASE NO:** 2014-005  
**ADDRESS:** 544 Hammond Ave.  
**LEGAL DESCRIPTION:** NCB 3303 BLK 35 LOT 11 AND 12  
**APPLICANT:** Rudolfo & Edna Martinez 119 Robert E. Lee  
**OWNER:** Rudolfo & Edna Martinez  
**TYPE OF WORK:** Finding of Historic Significance

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for the property at 544 Hammond Ave.

**FINDINGS:**

- a. The house at 544 Hammond Ave was constructed ca. 1910-1911 and was the home of George W. and Sallie (Sarah) Henrichson (also spelled Henrickson) for many decades.
- b. The house is a two-story Queen Anne style home and features wood cladding, an asphalt composition roof, two original brick chimneys, a two-story wrap-around porch, decorative shingles in the gable ends, and a Palladian window in the front gable.
- c. The house at 544 Hammond is one of the largest and most significant homes within the surrounding neighborhood of primarily bungalows and other smaller one-story houses. It may also have been one of the earliest homes constructed within the area, as the area was not platted as Highland Park until 1913.
- d. Despite some alterations, the house retains a good degree of integrity of design, materials, workmanship, and feeling. It remains in its original location and setting within an early 20th century residential neighborhood on a large double lot at the southwest corner of the intersection of Hammond and St. Anthony.
- e. This house meets more than the three required criteria for landmark designation, as per the UDC Section 35-607(b).
- f. This application is owner-initiated.

**RECOMMENDATION:**

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

**COMMISSION ACTION:**

Approved as submitted based on findings a through f.

A handwritten signature in black ink, appearing to read 'S. Shea Miller'.

FOR Shanon Shea Miller  
Historic Preservation Officer

22014085

**544 Hammond Ave.  
Statement of Significance**

The two-story Queen Anne style home at 544 Hammond Avenue is located within the Highland Park neighborhood. The house features wood cladding, an asphalt composition roof, two original brick chimneys, a two-story wrap-around porch, decorative shingles in the gable ends, and a Palladian window in the front gable. Fenestration appears to be largely original one-over-one-light wood sash windows, although several modern replacement windows have been incorporated on the second floor on the east side elevation. A small shed-roof addition is located along the west side elevation, and what appear to be at least two additions (including a deck and carport) are located along the rear elevation. Despite some alterations, the house retains a good degree of integrity of design, materials, workmanship, and feeling. It remains in its original location and setting within an early 20<sup>th</sup> century residential neighborhood on a large double lot at the southwest corner of the intersection of Hammond and St. Anthony.

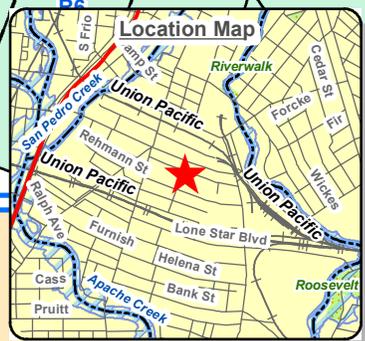
The house was constructed ca. 1910-1911 and was the home of George W. and Sallie (Sarah) Henrichson (also spelled Henrickson) for many decades. George Henrichson purchased the two lots in 1910 from G.A. and Beatrice Gage (vol. 343 pg. 85-86, Bexar County Clerk's Office). George and Sallie Henrichson (spelled Henrickson at that time) appear in the City Directory for the first time at this address in 1911 (although it is listed at that time as 534 Hammond rather than 544). It's assumed that the house was constructed shortly after the purchase of the property in 1910, although a mechanics lien for the construction has not yet been located. G.W. and Sallie Henrichson (again with alternate spellings of the last name) remain listed as owners of the property at 544 Hammond through at least 1941. By 1951, the property is listed under Mrs. Sarah Henrichson (his widow Sallie), and she remains at this address through 1955. By 1960, the property is listed as vacant, and it was offered for sale in 1971. Mrs. Henrichson died in 1966 in Uvalde at the age of 92. At the time of her death she was survived by two daughters, four sons, and ten grandchildren. Mr. Henrichson died much earlier in 1940 at the age of 72 (*San Antonio Express*, Dec. 23, 1940). According to his obituary, Henrichson was a native of DeWitt County and a retired rancher who had lived in San Antonio for 31 years. City directories in the 1920s also list him as a banker and bank teller. It appears that several of the children of G.W. and Sallie Henrichson lived in the house with their parents (and later with their widowed mother) through the mid 20<sup>th</sup> century.

The house at 544 Hammond is one of the largest and most significant homes within the surrounding neighborhood of primarily bungalows and other smaller one-story houses. It may also have been one of the earliest homes constructed within the area, as the area was not platted as Highland Park until 1913. Highland Park became a residential streetcar suburb in the early decades of the 20<sup>th</sup> century with mostly modest bungalows and cottages designed in the Tudor Revival and Spanish Eclectic styles. The house at 544 Hammond remains an intact and early example of suburban residential construction typical of San Antonio's streetcar suburbs in the early 20<sup>th</sup> century. The property meets the following criteria for local landmark designation:

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials [35-

607(b)5]: an intact example of a Queen Anne style home within the early 20<sup>th</sup> century Highland Park neighborhood;

- Its unique location or singular physical characteristics that make it an established or familiar visual feature [35-607(b)7]: its prominent corner location and its size and massing in relation to the more modest surrounding homes;
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];
- It is an important example of a particular architectural type or specimen [35-607 (b)12]: an intact example of an early 20<sup>th</sup> century Queen Anne style residence and likely one of the earliest homes within the Highland Park neighborhood.



# Zoning Case Notification Plan

## Case Z-2014-097

Council District: 5  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 00015 & 00016 - BLOCK 000 - LOT 0.54 of an acre of Lot 1 and Lot 6

- Legend**
- Subject Properties ——— (0.540 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  
 (02/25/2014 - 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 #: Z2014097  
Hearing Date: March 18, 2014  
Property Owner: Robert Cruz  
Applicant: Intrepid Equity Investments, LLC (by Justin Day, Manager)  
Representative: Justin Day  
Location: 302 Clay Street  
Legal Description: 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16  
Total Acreage: 0.54  
City Council District: 5  
Case Manager: Tony Felts, 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:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 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:** Lone Star Neighborhood Association

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. In a 2006 City-initiated large-area case, the subject property was rezoned to the current "R-6" Residential Single-Family District. The property is occupied by a vacant 996 square-foot single-family residential structure that was built in 1920. The property is not platted in its current configuration.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2P", "IDZ", and "RM-4"

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

**Direction:** East and West

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

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

**Direction:** South

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

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

**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:** Clay Street

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 43, 44, 51, 54, and 243 which operate along South Flores Street to the west of the subject property, and the 46 and 246 which operate along Probandt Street to the east of the subject property.

**Traffic Impact:** The Traffic Impact Analysis has been waived for the following reasons: "IDZ" zoning is exempt from TIA requirements.

**Parking Information:** The application refers to ten proposed single-family residences. Single-family residential uses are typically required to provide at least one parking space per dwelling. The "IDZ" district waives off-street vehicle parking requirements.

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

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

### **1. Consistency:**

The subject property is located within the Lone Star Community Plan and is designated as Medium Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Low Density Mixed Use in order to accommodate the proposed "IDZ" base zoning district. 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. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties. The subject property area has long been developed with a mix of residential and industrial uses, but has recently transitioned to residential/commercial mixed-use development. Many of the properties have utilized the "IDZ" base zoning district to accommodate the mixed-use projects. Parking may become an issue with continued residential development with "IDZ" zoning. While the area is served by many public transit lines, staff does encourage the inclusion of parking for new residential projects.

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

The existing "R-6" base zoning district is consistent with the current adopted future land use designation and could be considered appropriate for the area, though it may limit the amount and type of development on the property.

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

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

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

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

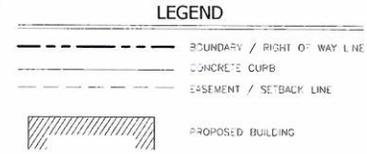
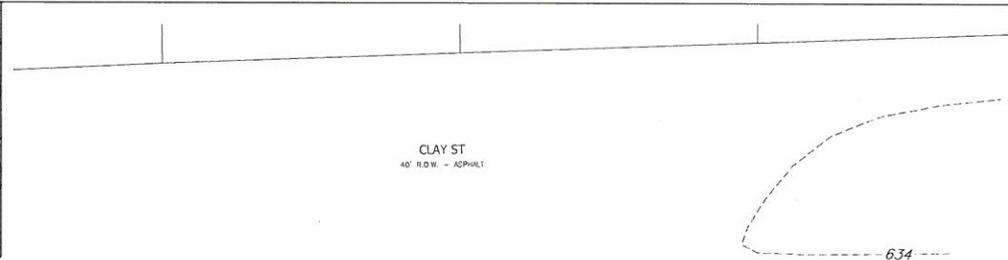
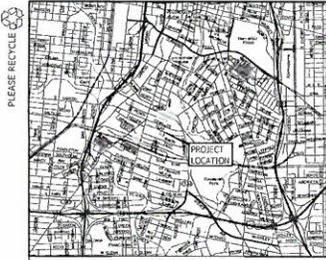
### **6. Size of Tract:**

The subject property measures 0.54 of an acre in size. The requested residential density will allow a maximum of 13 dwelling units on the property; however, the "IDZ" site plan shows 10 single-family lots.

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

New construction in an "IDZ" zoning district is subject to a range of design and development criteria meant to ensure the new construction remains in scale with surrounding buildings. There are a number of design criteria options (the development must meet at least 2 of 5) that are not required to be shown on the zoning case site plan, but that will be reviewed for when the property is platted and when building plans are being formulated.

Z2014097



**SITE & BUILDING DATA**

|   |   |
|---|---|
| LOTS:   | 10  |
| AREA:   | 0.54 Ac.  |
| PROPOSED USE:   | DETACHED SINGLE-FAMILY USES NOT TO EXCEED 25 UNITS/ACRE |
| PARKING AREA:   | +/- 18,000 SQUARE FEET                                  |
| OTHER IMPERVIOUS COVER: (BUILDINGS / WALKS / EQUIPMENT) | +/- 18,000 SQUARE FEET                                  |

**LEGAL DESCRIPTION:** 302 CLAY STREET (SEE ATTACHED METES & BOUNDS)

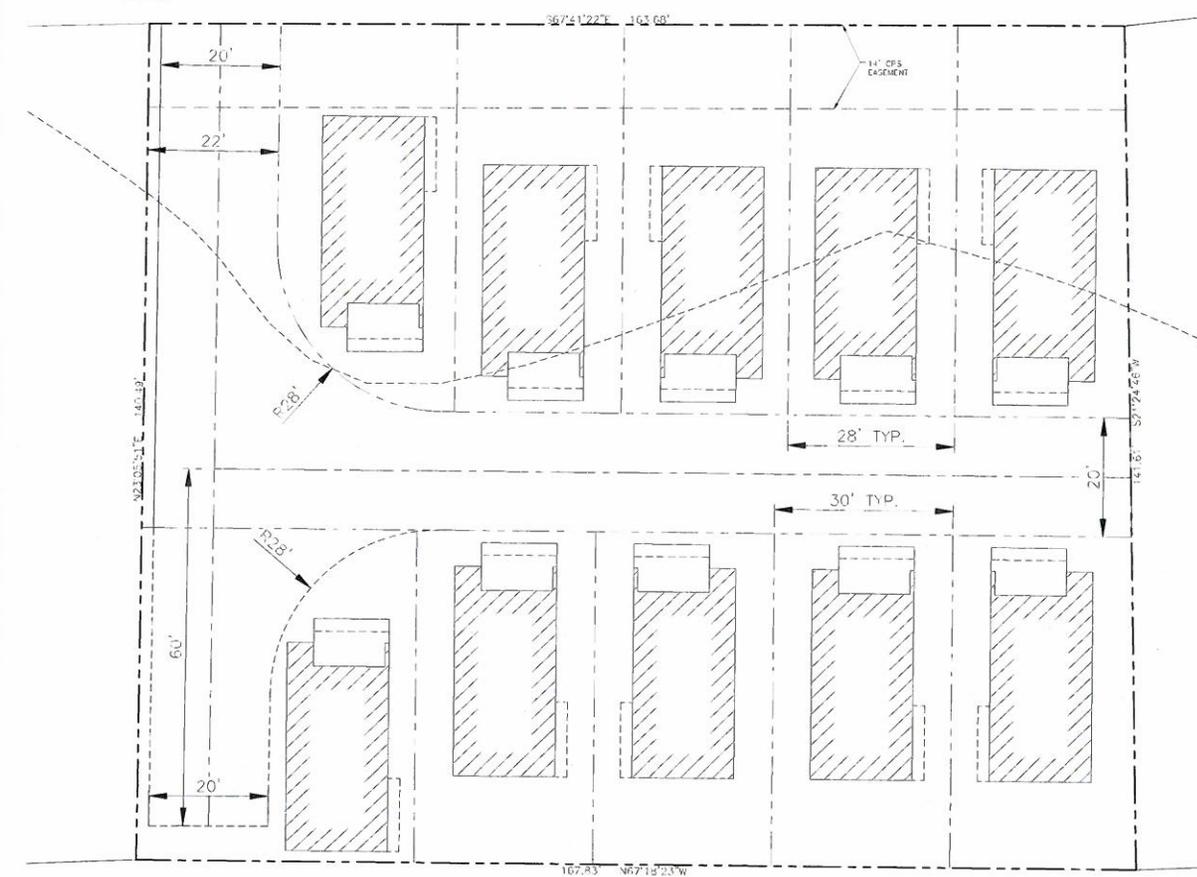
**CURRENT ZONING:** R6

**PROPOSED ZONING:** IDZ

- NOTES:**
1. UNITS TO BE LOCATED ON INDIVIDUAL PLATTED LOTS.

**IDZ ZONING STATEMENT**

I, JUSTIN DAY, THE DEVELOPER, 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: 03/12/2014  
 TIME: 10:48 AM  
 PROJECT: 302 CLAY STREET  
 DRAWN BY: JDAY

**SIMON ST**  
40' R.O.W. - ASPHALT

|  |                                    |
|--|------------------------------------|
|  |                                    |
| PRELIMINARY<br>NO ZONING OR PERMIT PURPOSES.<br>PREPARED UNDER THE PROFESSIONAL ENGINEERING SEAL OF CHRISTOPHER M. GILGARD, P.E. (L01332), ON March 13, 2014 | WWW.BIGREDDOGS.COM<br>210.860.9324 |
| <b>INTREPID EQUITY</b><br>302 CLAY STREET<br>SAN ANTONIO, BEXAR COUNTY, TEXAS 78210  | <b>IDZ SITE PLAN</b>               |
| CLIENT: JDAY<br>DESIGN: JDAY<br>REVIEWER: JDAY<br>DATE: 03/12/2014   | SHEET<br><b>EXHIBIT</b>            |

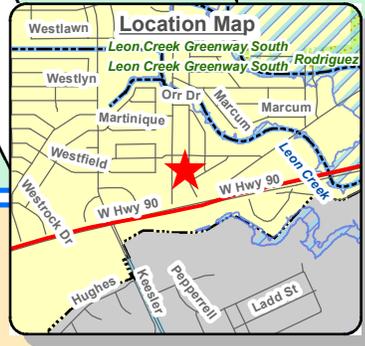


# Zoning Case Notification Plan

## Case Z-2014-098

Council District: 6  
 School District: Northside I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 16528 - BLOCK 018 - LOT 029

- Legend**
- Subject Properties (0.172 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **TEXT (TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (02/25/2014 - 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 #: Z2014098  
Hearing Date: March 18, 2014  
Property Owner: Juan Carlos Franco  
Applicant: Juan Carlos Franco  
Representative: Juan Carlos Franco  
Location: 2423 Suzette Avenue  
Legal Description: Lot 29, Block 18, NCB 16528  
Total Acreage: 0.1722  
City Council District: 6  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning case.

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#### **Proposed Zoning Change**

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

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

#### **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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Cable Westwood Neighborhood Association

**Planning Team:** West/Southwest Sector Plan – 36

**Applicable Agencies:** Lackland AFB (Joint Base San Antonio – Lackland)

## **Property Details**

**Property History:** The subject property was annexed in 1974 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1975 case, the subject property was rezoned "R-1" Single Family Residence District. Upon the 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 was platted into its current configuration in 1949 (volume 2575, page 97). The property is undeveloped.

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

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

**Direction:** Northwest and North

**Current Base Zoning:** "C-2 CD", "R-6" and "C-3"

**Current Land Uses:** VFW Post, Vacant Lots, Bar and an Office

**Direction:** Northeast, East and Southeast

**Current Base Zoning:** "R-6" and "I-1"

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

**Direction:** South and West

**Current Base Zoning:** "I-1", "R-6", "MF-33" and "C-3R"

**Current Land Uses:** Vacant Lots, Welding, Parking, Auto Repair and a Single-Family Residence

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

## **Transportation**

**Thoroughfare:** Pinn Road

**Existing Character:** Collector; two lanes in each direction with sidewalks on both sides

**Proposed Changes:** None known

**Thoroughfare:** Suzette, Westfield, Winkle Court

**Existing Character:** Local A; one lane each direction with sidewalks on both sides

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 76 and 612, which operate along Westfield Street with a bus stop near 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 typically are determined by the type of use and building size. The rezoning application generally refers to commercial uses; therefore, staff cannot calculate the parking requirement at this time.

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

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2" Commercial 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 surrounding area includes a wide range of residential, commercial and industrial uses.

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

The existing "R-6" zoning district is consistent with the West/Southwest Sector Plan.

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

Staff has found no indication of likely adverse effects on the public health, safety or welfare. Future development will be subject to a 15-foot Type B landscape buffer where the property abuts single-family residential zoning, and building setbacks (10-foot side and 30-foot rear) where the property abuts single-family residential zoning or uses.

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

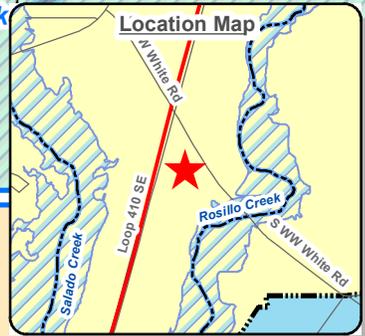
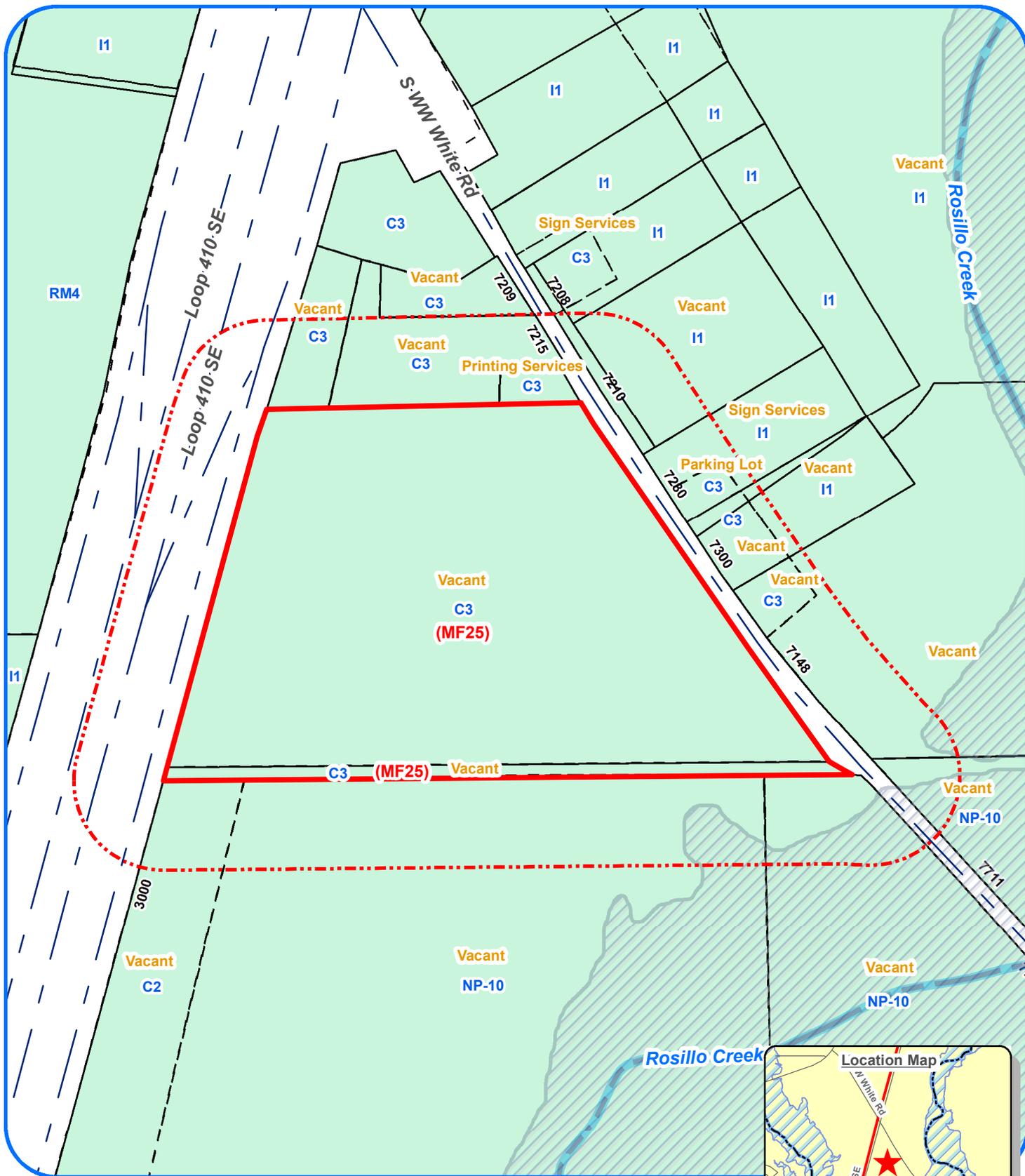
The request does not appear to conflict with any public policy objective.

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

The subject property is small for commercial development (0.1722 of an acre), which will limit the scale of any future commercial use. The subject property owner also owns the lot abutting to the south that is zoned "I-1".

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

The subject property is located within the Lackland Military Influence Area. In accordance with the Signed Memorandum of Understanding, staff provided JBSA-Lackland with a copy of the rezoning application for their review and comment. A response of "no comment" was received by staff.



# Zoning Case Notification Plan

## Case Z-2014-099

Council District: 3  
 School District: East Central I.S.D.  
 Scale: 1" approx. = 300 Feet  
 Subject Property Legal Description(s): NCB 10847 BLOCK 000 - LOT: Part of TR A-1, P-2 (20.170) & P-100 (1.027)

- Legend**
- Subject Properties (21.198 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (02/25/2014 - R. Martinez)



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014099

Hearing Date: March 18, 2014

Property Owner: Tamir Enterprises, Ltd. (by Tibor Ritter, Director, T.R., L.C., General Partner)

Applicant: Charles Christian

Representative: Charles Christian

Location: A portion of the 7200 Block of South WW White Road

Legal Description: 21.1981 acres out of NCB 10847

Total Acreage: 21.1981

City Council District: 3

Case Manager: Krystin Ramirez, Planning Technician

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

#### **Proposed Zoning Change**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "MF-25" Low Density Multi-Family District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 16

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

**Planning Team:** None

**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 City-initiated large-area case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** “C-3” and “I-1”

**Current Land Uses:** Vacant, printing services, sign services, and parking lot

**Direction:** South

**Current Base Zoning:** “C-2” and “NP-10”

**Current Land Uses:** Vacant

**Overlay and Special District Information:** None.

## **Transportation**

**Thoroughfare:** South WW White Road

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

**Proposed Changes:** None known

**Thoroughfare:** Loop 410

**Existing Character:** Freeway; two lanes in each direction

**Proposed Changes:** None known

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

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the zoning commission meeting.

**Parking Information:** Off-street parking requirements for multi-family residential uses are determined by the number of dwelling units. Minimum Requirement: 1.5 spaces per unit; Maximum Allowance: 2 spaces per unit.

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

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

### **1. Consistency:**

The subject property is not located within a neighborhood, community or sector plan; therefore a finding of consistency is not required. The property's location between an expressway and an arterial thoroughfare is appropriate for multi-family development.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The "MF-25" district provides an appropriate transition between the residentially-zoned property to the south and the more intense commercial uses to the north. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential property.

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

Both the existing "C-3" and requested "MF-25" base zoning districts are appropriate for properties with frontage on a major thoroughfare.

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

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

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

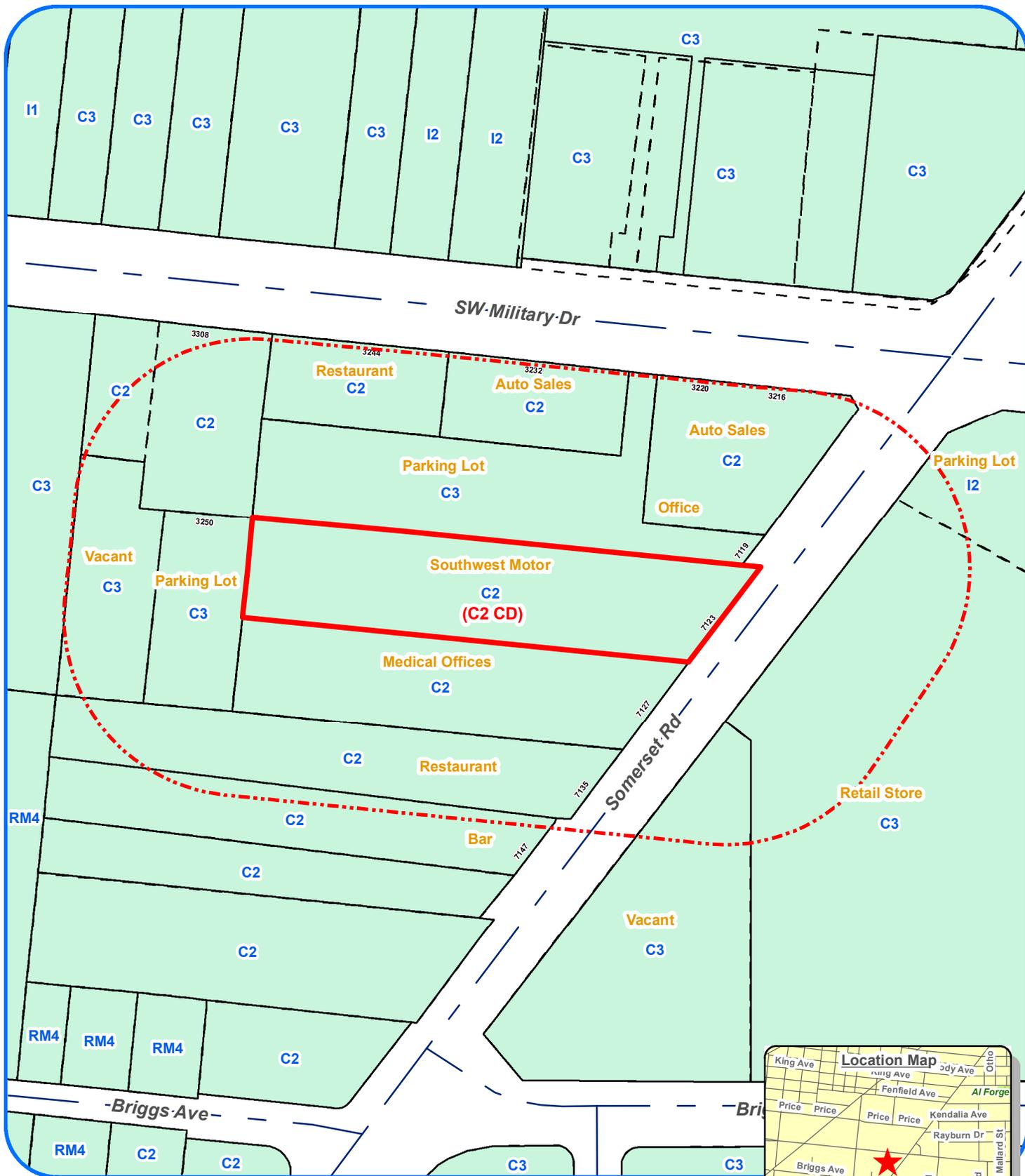
The rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 21.1981 acres in size, which should reasonably accommodate the uses permitted in "MF-25" and required parking. The property will accommodate a maximum of 529 dwelling units; however, the Traffic Impact Analysis worksheet shows 378 proposed units.

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

None.



# Zoning Case Notification Plan

## Case Z-2014-100

Council District: 4  
 School District: South San I.S.D.  
 Scale: 1" approx. = 150 Feet  
 Subject Property Legal Description(s): NCB 11252 - BLOCK 001 - LOT 003

| Legend                    |               |
|---------------------------|---------------|
| Subject Properties        | (1.328 Acres) |
| 200' Notification Area    |               |
| Current Zoning            | TEXT          |
| Requested Zoning Change   | (TEXT)        |
| 100-Year DFIRM Floodplain |               |
| Single Family Residential | 1R            |



Development Services Dept  
 City of San Antonio  
 (02/26/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014100 CD  
Hearing Date: March 18, 2014  
Property Owner: Jalisco Travel, Inc. (by Moises Oliveros, President)  
Applicant: Jalisco Travel, Inc. (by Moises Oliveros, President)  
Representative: Brown & Ortiz, P.C. (James McKnight)  
Location: 7123 Somerset Road  
Legal Description: Lot 3, Block 1, NCB 11252  
Total Acreage: 1.3286  
City Council District: 4  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

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

#### **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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

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

**Planning Team:** West/Southwest Sector Plan - 36

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned "B" Residence District. In a 1972 case, the property was rezoned "B-3" Business District. In a 2001 City-initiated large-area case, the property was rezoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property was platted into its current configuration in 1928 (Volume 642, Page 117) and developed from 2005 to present with 6,963 total square feet of commercial structures.

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

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

**Direction:** North

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

**Current Land Uses:** Restaurant, Auto Sales, Office, and Parking Lot

**Direction:** East

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

**Current Land Uses:** Parking Lot, Retail Store, Vacant

**Direction:** South

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

**Current Land Uses:** Medical Office, Restaurant, Bar

**Direction:** West

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

**Current Land Uses:** Parking Lot

**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:** Somerset Road

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

**Proposed Changes:** None known

**Thoroughfare:** Southwest Military Drive

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines to the subject property are the 251, 524, and 551 lines, which operate along Southwest Military Drive.

**Traffic Impact:** 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 typically are determined by the type of use and building size.

Motor Vehicle Sales (Full Service): Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay; Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay.

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

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

### **1. Consistency:**

The subject property is located within the West/Southwest Sector Plan and currently is designated as Suburban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area includes many vehicle sales and repair facilities. The property is located along a secondary arterial street and near a major intersection that has long been developed with intense commercial uses.

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

Both the existing "C-2" district and the requested conditional use are suitable for the subject property. The current and proposed uses are consistent with the surrounding pattern of development. The transportation network supports such uses.

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

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

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

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

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

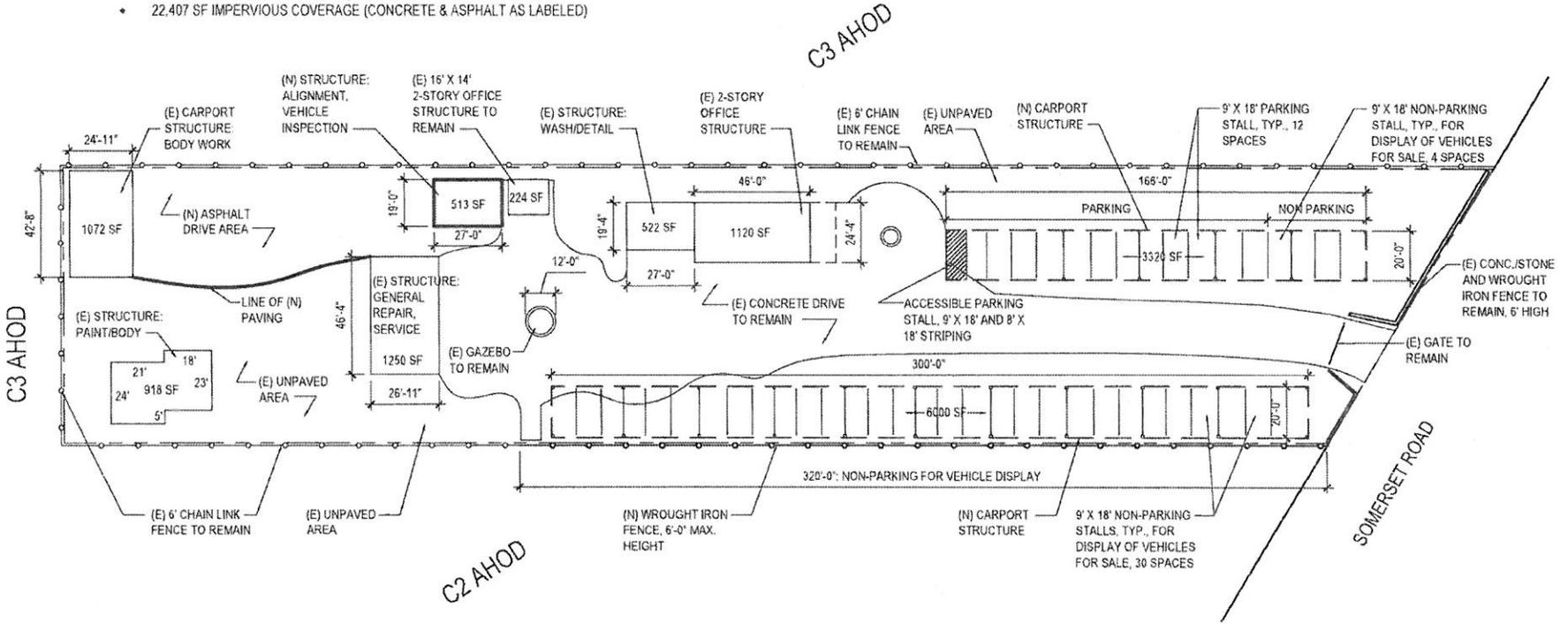
The subject property is 1.3286 acres in size, which is sufficient to accommodate the uses permitted in the "C-2" district, required parking, and the proposed conditional use as shown on the site plan.

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

The subject property was issued a Certificate of Occupancy for Used Car Sales in 2005, although the property did not have zoning that allowed the use. Recently, the property owner was cited for construction without permits. When permits were applied for, staff discovered that the property was not zoned to allow the vehicle sales use. This rezoning request is meant to bring the existing use into compliance and allow the property owner to bring the new construction into compliance through the building permit process.

Z2014100 CD

- PROPERTY: 7123 SOMERSET RD., NCB 11252, BLK 1, LOT3 (1.3286 AC/57,875 SF)
- (E) ZONING: C2 AHOD
- ZONING REQUESTED (ENTIRE PROPERTY): C2 CD (CONDITIONAL USE FOR MOTOR VEHICLE SALES (FULL SERVICE))
- NO SIDE OR REAR SETBACK REQUIRED PER TABLE 310-1
- NO BUFFERYARDS REQUIRED
- 6,963 TOTAL SF OF STRUCTURES (INCLUDING SECOND STORIES)
- 4,275 SF GFA OF BUSINESS: 9 PARKING SPACES REQUIRED (1 PER 500 SF GFA INCLUDING SERVICE BAYS, WASH TUNNELS, AND RETAIL AREAS- EXCLUDING OFFICE AREA)
- 12 PARKING SPACES PROVIDED (INCLUDING 1 ACCESSIBLE STALL)
- 22,407 SF IMPERVIOUS COVERAGE (CONCRETE & ASPHALT AS LABELED)



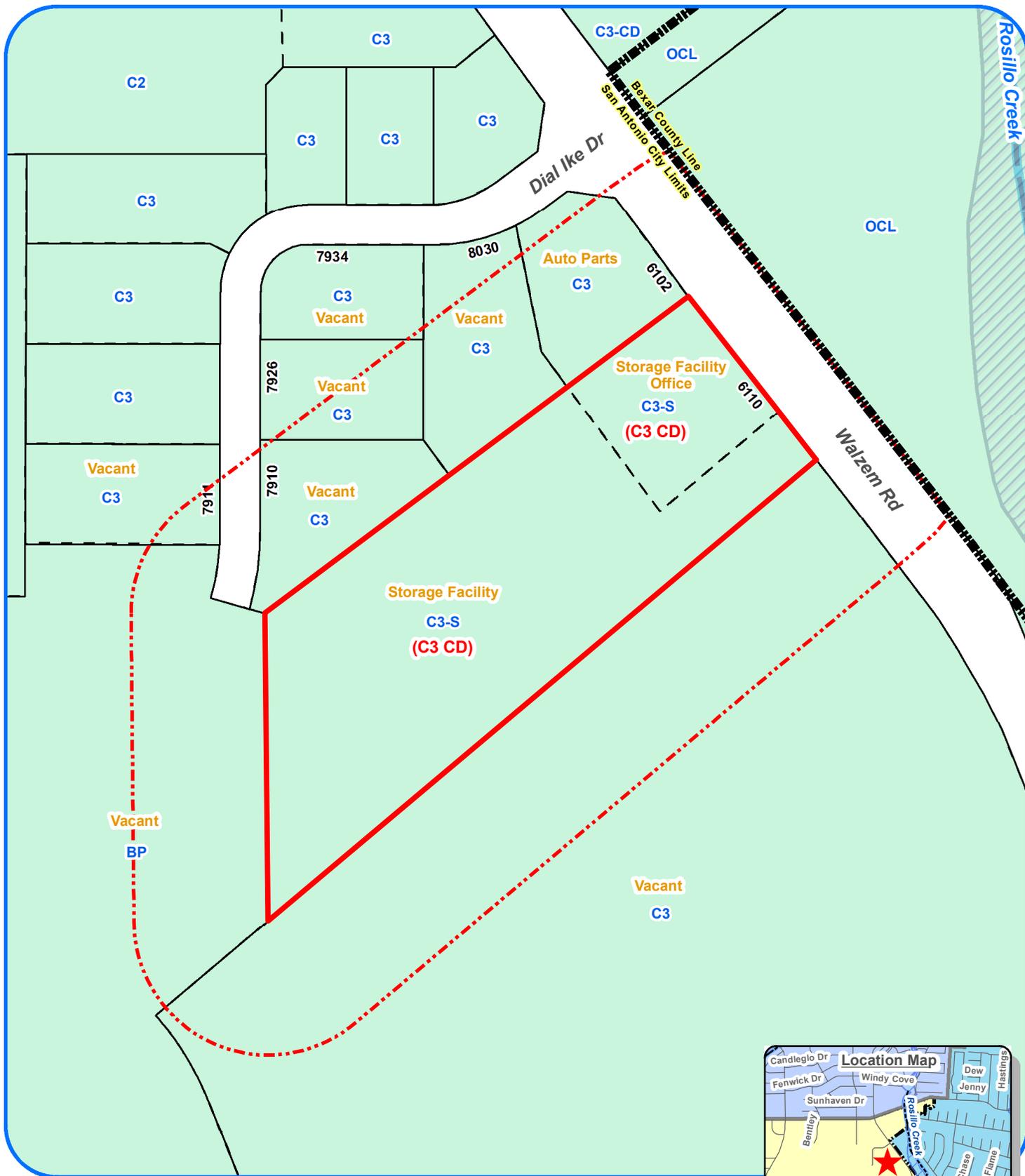
**SITE PLAN: 7123 SOMERSET RD.**

SCALE: 1" = 40'



REQUESTED ZONING:  
C-2 CD, CONDITIONAL USE FOR MOTOR  
VEHICLE SALES (FULL SERVICE)

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

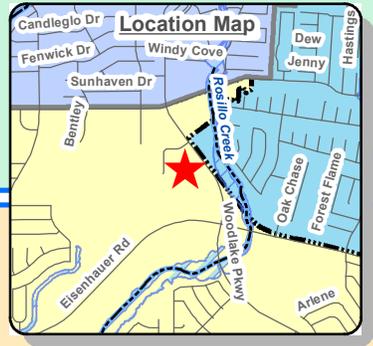


## Zoning Case Notification Plan

### Case Z-2014-102

Council District: 2  
 School District: North East I.S.D.  
 Scale: 1" approx. = 200 Feet  
 Subject Property Legal Description(s): NCB 16927 - BLOCK 004 - LOT 001

| Legend                    |               |
|---------------------------|---------------|
| Subject Properties        | (7.096 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  
 (02/27/2014 - R. Martinez)

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



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014102 CD

Hearing Date: March 18, 2014

Property Owner: Quantum Self Storage, LLP (by Dale Stamp, Manager, Dale R. Stamp Commercial Management Group, LLC, General Partner)

Applicant: Pulman, Cappuccio, Pullen, Benson & Jones, LLP (Devin D. "Buck" Benson)

Representative: Pulman, Cappuccio, Pullen, Benson & Jones, LLP (Devin D. "Buck" Benson)

Location: 6110 Walzem Road

Legal Description: Lot 1, Block 4, NCB 16927

Total Acreage: 7.096

City Council District: 2

Case Manager: Krystin Ramirez, Planning Technician

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

### **Proposed Zoning Change**

**Current Zoning:** "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Mini-Storage over 2.5 acres

**Requested Zoning:** "C-3 CD AHOD" General Commercial District with a Conditional Use for Automobile, Marine and Oversized Vehicle Parking/Storage – Long Term

### **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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### **Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Planning Team:** Camelot I Neighborhood Plan (10)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1996 and originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. In 2002 and 2003 cases, the property was rezoned to the current "C-3 S" General Commercial District with a Specific Use Authorization for a mini-storage and "C-3 S" General Commercial District with a Specific Use Authorization for a Mini-Storage over 2.5 acres. The property consists of a single platted lot that is developed with self-service storage units and oversized vehicle storage areas that were built in 1997 and expanded in 2003.

The purpose of the rezoning request is to bring the oversized vehicle storage use into compliance.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and South

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

**Current Land Uses:** Vacant land and auto parts retail

**Direction:** West

**Current Base Zoning:** "BP"

**Current Land Uses:** Vacant land

**Direction:** East

**Current Base Zoning:** Outside City Limits (Bexar County)

**Current Land Uses:** Vacant land

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

## **Transportation**

**Thoroughfare:** Walzem Road

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

**Proposed Changes:** None known

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

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

**Parking Information:** The existing self-service storage facility exceeds the minimum parking requirements for the use (minimum requirement: 4 spaces plus 2 for manager's quarters; maximum requirement: N/A). The oversized vehicle parking/storage use does not carry minimum or maximum 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 Camelot I Neighborhood Plan and is currently designated as Business Park in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the adopted land use designation. Business park uses include corporate offices, light manufacturing and warehouse uses.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Many of the surrounding properties are undeveloped and carry intense commercial or business park zoning that will accommodate office/warehouse uses.

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

The "C-3" base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district. The existing Specific Use Authorizations for mini-storage and mini-warehouses are no longer needed. The uses have been reclassified as "Self-Service Storage" in the UDC, and are permitted by-right in the "C-3" base zoning district.

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

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

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

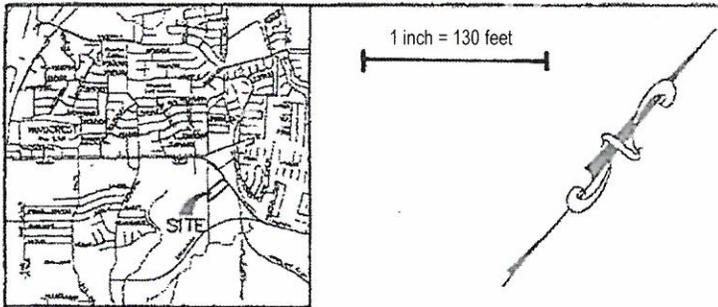
The rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 7.096 acres in size, which reasonably accommodates uses permitted in "C-3" and the typical parking requirement.

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

None.



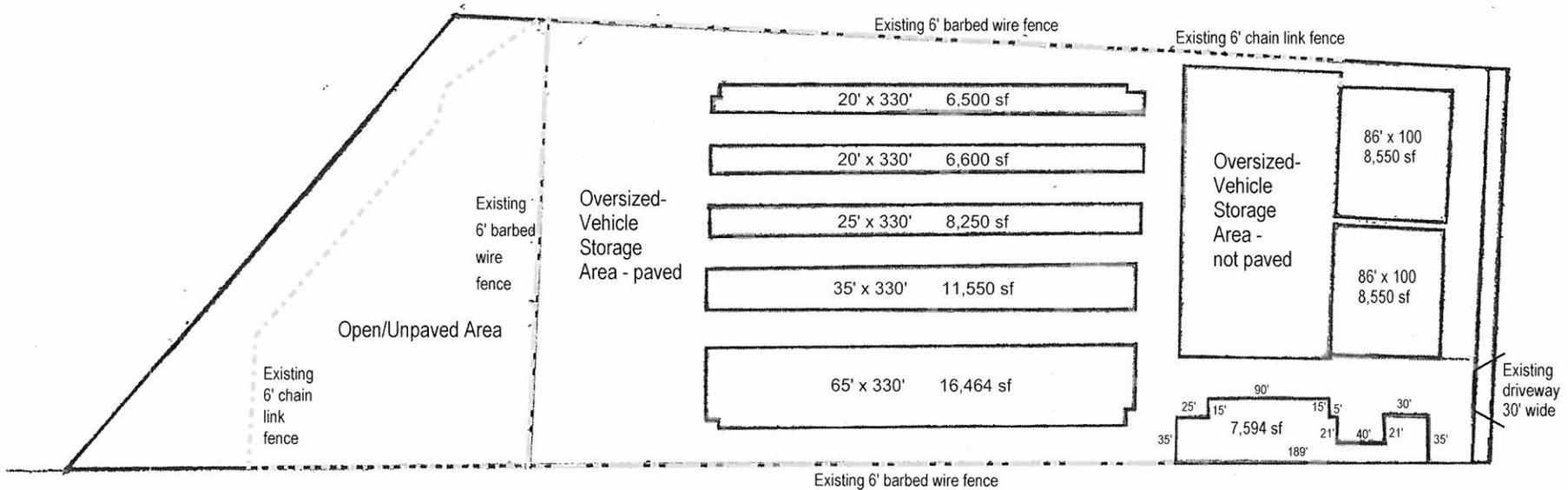
Lot 1, Block 4, NCB 16927  
7.096 acres

Proposed use: Parking/Storage (Long-Term) of Automobiles, Marine Vehicles, and Oversized Vehicles (in addition to the existing self-service storage facility)

Total Building Size: 74,058 sf

Total Paved Area: 126,874 sf

Total Impervious Cover: 197,558 sf



Existing Parking: 8 spaces (including ADA spaces)

Parking meets the current UDC requirements for a Self-Service Storage facility; Long-Term Parking/Storage uses do not carry parking requirements, per UDC.

Proposed zoning and surrounding zoning do not currently require any building setbacks or landscape buffers, per UDC.

I, Dale R. Stamp, manager of Dale R. Stamp Commercial Management Group, LLC, General Partner, on behalf of Quantum Self Storage LLLP, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission

Zoning Case #: Z2014108 CD

Hearing Date: March 18, 2014

Property Owner: Axel & Irwin K. Valdez

Applicant: David W. Dye, III, P.E., R.P.L.S., President, Dye Development, Inc.

Representative: David W. Dye, III, P.E., R.P.L.S., President, Dye Development, Inc.

Location: 626 and 630 North New Braunfels Avenue

Legal Description: The north 82.94 feet of Lots 11, 12 and 13, Block 4, NCB 1361

Total Acreage: 0.2472

City Council District: 2

Case Manager: Trenton Robertson, Planner

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

### Proposed Zoning Change

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

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

### Procedural Requirements

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

### Notices Mailed

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** Harvard Place/Eastlawn Neighborhood Association; the Dignowity Hill Neighborhood Association is located within 200 feet.

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is not platted in its current configuration and is undeveloped.

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

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

**Direction:** North and East

**Current Base Zoning:** "I-1", "C-2" and "MF-33"

**Current Land Uses:** Duplexes, single-family residences, office, social club and vacant lots

**Direction:** South

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

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

**Direction:** West

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

**Current Land Uses:** Laundromat, auto repair, auto sales, gas station, single-family residences and vacant lots

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

## **Transportation**

**Thoroughfare:** North New Braunfels Avenue

**Existing Character:** Primary Arterial Type B 70'-120'; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Bluebonnet Street and Nolan

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 20 operates along North New Braunfels 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to proposed vehicle sales.

### **Auto and Vehicle Sales**

Minimum requirement: 1space per 500 square feet of Gross Floor Area (GFA) of sales and service building

Maximum allowance: 1space per 375 square feet of GFA of sales and service building

The conditional use site plan shows 2 parking spaces, including an ADA-accessible space. Inventory parking is also shown but does not count toward the minimum/maximum requirement.

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

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

### **1. Consistency:**

The property is located within the Arena District/Eastside Community Plan and is currently designated as Mixed Use 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 finds no evidence of likely adverse impacts related to this zoning change request. Although auto sales is typically considered a Regional Commercial land use which draws its customer base from an extended regional area, allowing the use through the Conditional Use process provides an opportunity to place conditions on the zoning request that are meant to mitigate the potential impact on neighboring properties.

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

The existing zoning is not appropriate for the subject property or surrounding neighborhood, and it is not consistent with the adopted land use designation.

The "I-1" district is meant to accommodate industrial and manufacturing uses that generate increased levels of noise and traffic. "I-1" uses should provide significant landscape buffers and other development protections when located near residential and commercial uses. The size of the subject property and the surrounding residential uses severely limit possible industrial development on the property.

The "C-2" district may act as a buffer between the arterial roadway and the established residential neighborhood to the north and west.

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

Staff finds no likely negative impacts on local health, safety or welfare in relation to this zoning change request. Development of the vacant lots will serve to improve the area; while the size of the lot will serve to limit the scale and potential impact of commercial development.

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

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

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

The subject property is 0.2472 of an acre in size, which should be able to reasonably accommodate the proposed zoning request, as shown on the Conditional Use site plan.

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

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

Staff recommends the following conditions:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.





# Zoning Case Notification Plan

## Case Z-2014-110

Council District: 5  
 School District: Harlandale I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 10605 - BLOCK 005 - LOT 016

- Legend**
- Subject Properties (0.166 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  
 (03/03/2014 - 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 #: Z2014110 CD  
Hearing Date: March 18, 2014  
Property Owner: Jose Luis Mendez  
Applicant: Edward R. Campos  
Representative: Edward R. Campos  
Location: 202 Adolph  
Legal Description: Lot 16, Block 5, NCB 10605  
Total Acreage: 0.166  
City Council District: 4  
Case Manager: Osniel Leon, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

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

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Tierra Linda Neighborhood Association

**Planning Team:** Nogalitos/South Zarzamora Community Plan (26)

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in 1944 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. According to the Bexar County Appraisal District, the subject property is currently developed as a single-family residence measuring approximately 864 square feet built in 1953. The subject property was platted into its current configuration in 1952 (Volume 3025, Page 274 in the Deed and Plat Records of Bexar County, Texas).

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

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

**Direction:** North

**Current Base Zoning:** "R-4", "C-2"

**Current Land Uses:** Leal Middle School, single-family residences, office, gas station

**Direction:** East

**Current Base Zoning:** "C-2", "C-3NA"

**Current Land Uses:** Offices, restaurant

**Direction:** West and South

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

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

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

## **Transportation**

**Thoroughfare:** West Southcross Boulevard

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

**Proposed Changes:** None known

**Thoroughfare:** Adolph

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

**Proposed Changes:** None known

**Public Transit:** The number 46, 246 and 515 VIA bus lines operate along West Southcross Boulevard, with multiple stops near the subject property.

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

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

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

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

The requisite Conditional Use site plan shows 6 parking spaces, meeting the maximum 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 Nogalitos/South Zarzamora Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

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

Staff finds the requested "R-4 CD" to be appropriate given that the subject property will continue to permit residential development and the proposed office will be located within the existing structure. Additionally, staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's location at the periphery of the neighborhood along an arterial thoroughfare and in close proximity to an interstate highway.

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

The "R-4" base zoning district is appropriate for the subject property and is consistent with the future land use designation of the Nogalitos/South Zarzamora Community 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.

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

The subject property is 0.166 acres, which should be able to reasonably accommodate the proposed use as illustrated on the required site plan.

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

Per Section 35-422(e)(3), the following conditions shall apply to the operation of a nonresidential conditional use within any residential district, unless otherwise approved by the city council:

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

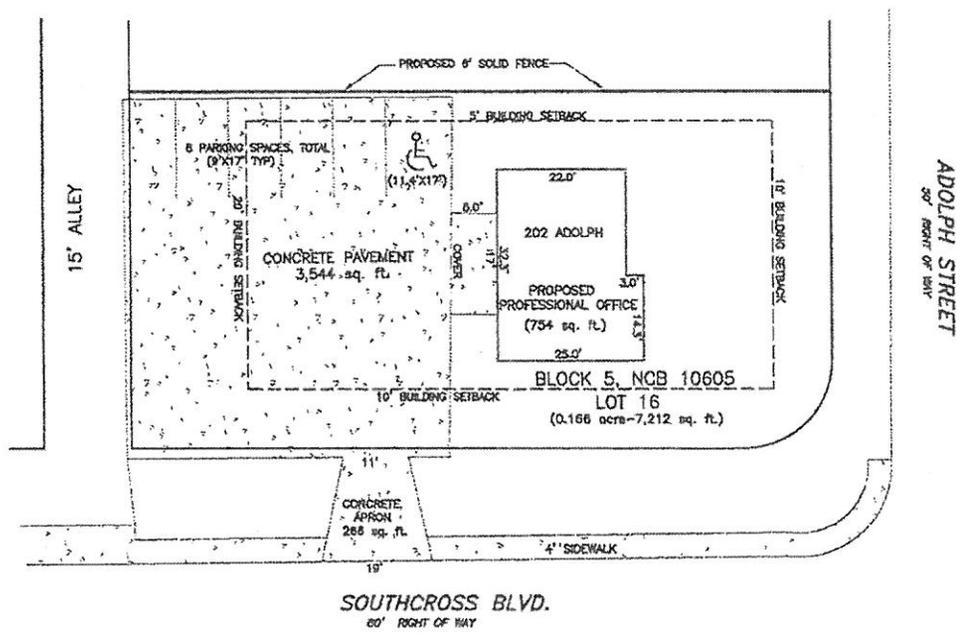
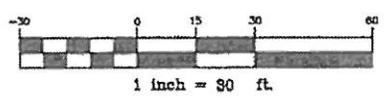
Staff recommends the following additional conditions:

1. A "Type A" landscape buffer shall be maintained where the subject property abuts residential zoning or uses; however, the buffer width shall be reduced to 5 feet.
2. All on-site lighting shall be directed onto the site, away from any surrounding residential uses or zoning.
3. Use of the parking lot shall be limited to the business or office hours of operation.
4. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.
5. The parking area shall comply with all applicable provisions of Section 35-526 of the Unified Development Code.

Conversion of a residential structure into a commercial use may impose additional city code requirements including but not limited to the building code, electric code and/or fire code.

Z2014110 CD

**\*\*DRAFT SITE PLAN: Revisions to this site plan will be provided prior to or at the 3/18/14 Zoning Commission public hearing.\*\***



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

SITE PLAN

LOT 16, BLOCK 5, NCB 10605, AT 202 ADOLPH ST.

DATE: FEB 19, 2014  
DWG NO. 14-01-01

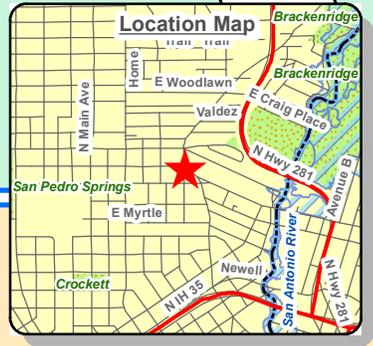


# Zoning Case Notification Plan

## Case Z-2014-111

Council District: 1  
 School District: San Antonio I.S.D.  
 Scale: 1" approx. = 100 Feet  
 Subject Property Legal Description(s): NCB 02997 - BLOCK 004 - LOT 0.134 Ac. of Lots 9 & 10

| 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  
 (03/04/2014 - 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 #: Z2014111  
Hearing Date: March 18, 2014  
Property Owner: Matthew Clark  
Applicant: Rudolfo Martinez  
Representative: Ron Bechtol  
Location: 2327 North St. Mary's Street  
Legal Description: 0.134 of an acre out of Lots 9 and 10, Block 4, NCB 2997  
Total Acreage: 0.134  
City Council District: 1  
Case Manager: Tony Felts, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

**Requested Zoning:** "C-1 IDZ AHOD" Light Commercial Infill Development Zone 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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 27

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

**Planning Team:** Tobin Hill Neighborhood Plan – 13

**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 "G" Local Retail District. In a 1995 City-initiated large-area case, the subject property was rezoned to "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District. The property is currently occupied by an approximately 704 square-foot vacant commercial structure that was built in 1950.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and East

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

**Current Land Uses:** Restaurant, Bar, Catering, Print Shop, Single-Family Residences

**Direction:** South

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

**Current Land Uses:** Restaurant, Office

**Direction:** West

**Current Base Zoning:** "MF-33" and "R-6"

**Current Land Uses:** Daycare, Single-Family Residences, Duplexes

**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.

Properties to the west and south of the subject property are located in the Tobin Hill Historic District, which was adopted in 2007. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

## **Transportation**

**Thoroughfare:** North St. Mary's Street

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

**Proposed Changes:** None known

**Thoroughfare:** East Courtland Place, East Dewey Place, and Kendall Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 7, 8, and 20 operate along North St. Mary's Street with multiple stops in the immediate vicinity of the subject property.

**Traffic Impact:** The Traffic Impact Analysis has been waived for the following reasons: IDZ zoning is exempt from TIA requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to a proposed food service establishment: Minimum requirement – 1 space per 100 square feet of Gross Floor Area (GFA); Maximum allowance – 1 space per 40 square feet of GFA.

The "IDZ" district waives off-street vehicle parking requirements.

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

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

### **1. Consistency:**

The subject property is within the Tobin Hill Neighborhood Plan and is designated as Low Density Mixed Use in the future land use component of the plan. Consistency is determined by the base zoning district; however, both the proposed “C-1” base zoning district and the “IDZ” overlay zoning district are 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. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties.

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

The existing “C-3R” base zoning district is not consistent with the adopted future land use plan, though it would allow a food-service establishment without alcohol sales, albeit without the flexible development standards of the “IDZ” overlay zone. The “C-3R” zoning district is meant to accommodate intense commercial districts such as regional shopping centers and power centers. The subject property and surrounding areas have been identified as areas where transition to mixed use and residential uses should be encouraged.

### **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 size of the tract is large enough to support a food service establishment, with the flexible development standards offered by the “IDZ” overlay district.

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

None.





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014113 CD  
Hearing Date: March 18, 2014  
Property Owner: Shaw Texas Investments, LLP (by Michael J. Shaw)  
Applicant: Jaime Noriega for KLove Engineering, LLC  
Representative: Jaime Noriega for KLove Engineering, LLC  
Location: 2431 Navajo Street  
Legal Description: Parcel 111A, NCB 11186  
Total Acreage: 0.99  
City Council District: 4  
Case Manager: Krystin Ramirez, Planning Technician  
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 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto - Parking and/or Storage - Long Term

#### **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 February 28, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on March 5, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 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 located within 200 feet:** None

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

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1952 and was originally zoned “Temp A” Temporary Single Family Residence District. In a 1955 case, the property was rezoned to “MM” Second 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 subject site is currently vacant and is not platted.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

**Current Base Zoning:** “C-2”

**Current Land Uses:** Vacant land

**Direction:** East

**Current Base Zoning:** “I-2” and “C-3NA”

**Current Land Uses:** Vacant land and auto dealership

**Direction:** South

**Current Base Zoning:** “I-2”

**Current Land Uses:** Private University

**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:** Navajo Street

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

**Proposed Changes:** None known

**Thoroughfare:** Barlite Boulevard

**Existing Character:** Local Street; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 51 operates along Barlite Boulevard, west of the subject property.

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

**Parking Information:** Off-street vehicle parking requirements are determined by the type of use and building size. Parking and vehicle storage uses do not carry minimum or maximum 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Nearby properties are developed as a school, medical clinic, and auto dealership. The "C-2" district permits uses that serve both the local and wider communities.

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

The "I-2" base zoning district is not appropriate for the subject property. The "I-2" district is meant to accommodate the most intense industrial and manufacturing uses, which could adversely affect the neighboring residences, school and hospital.

### **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 rezoning request does not appear to conflict with any public policy objective.

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

The subject property is 0.99 of an acre in size, which reasonably accommodates uses permitted in "C-2" and the typical parking requirement, as well as the proposed conditional use as shown on the requisite site plan.

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

None.

