

CITY OF CASTLE HILLS ZONING COMMISSION MEETING Tuesday, August 1, 2017 7:00 P.M.

CASTLE HILLS CITY HALL, CITY COUNCIL CHAMBERS 209 LEMONWOOD DRIVE, CASTLE HILLS, TEXAS 78213

AGENDA

- I. Call the Castle Hills Zoning Commission Meeting to Order, and Determine a Quorum is Present.
- II. Consider Approval of Minutes for the Meeting held on Tuesday, February 7, 2017.
- Ill. Consider the application from the Christian School at Castle Hills located at 2216 NW Military Hwy to amend Chapter 50 Zoning adding "(5) Day nursery, preschool or kindergarten in conjunction with a public, private or denominational school having a curriculum equivalent to grades 1 through 12 of a public school" at the end of Sec. 50-497(a); and to repeal Sec. 50-497 (b) (1) and to renumber Sec. 50-497 (b) accordingly.

Open Public Hearing

Close Public Hearing

IV. Consider the application from the Christian School at Castle Hills located at 2216 NW Military Hwy, legal description CB5778 Blk 1, Lot 29 for an SUP for a day nursery, preschool, or kindergarten and a denominational school having a curriculum equivalent to grades 1 through 12 of a public school.

Open Public Hearing

Close Public Hearing

V. Consider the application from Wedgwood Senior Apartments, LLC to repeal Sec. 50-225 (3) which establishes a minimum size for apartment

units; to amend Sec. 50-227 (d) (3) by reducing the minimum lot area for high rise apartments from 1500 square feet to 800 square feet per dwelling unit; to amend Sec. 50-227 (f) by reducing the minimum off-street parking spaces required from 2 cars for each dwelling unit to 1.3 cars for each dwelling unit; to amend Sec. 50-228 (a) by exempting front yard fence height limitations from the applicability of Sec. 50-66 to the D High-Rise Apartment District; and by repealing Sec. 50-28 (b).

Open Public Hearing

Close Public Hearing

VI. Adjournment.

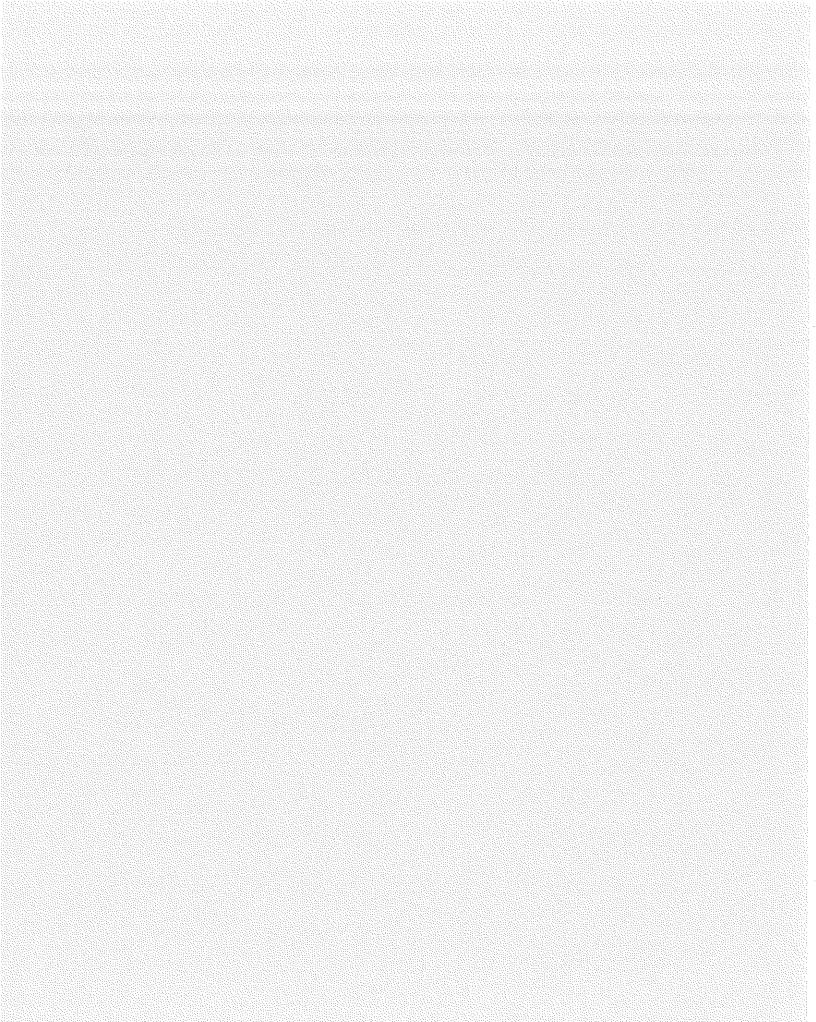
THIS NOTICE IS GIVEN PURSUANT TO THE TEXAS GOVERNMENT CODE, TITLE 5, SECTION 551-OPEN MEETINGS.

CERTIFICATION

I certify that the above Notice of Public Meeting and Meeting Agenda of the City of Castle Hills Zoning Commission was posted on the City Hall Bulletin Board on Friday, July 14, 2017 by 5 p.m., and remained continuously posted until after the meeting hereby posted concluded. This notice was likewise posted on the City's website at www.cityofcastlehills.com. The City of Castle Hills Municipal Council Chamber is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours before this meeting. Please contact the City Secretary's office at (210) 293-9681

Minerva E. Gonzales, TRMC

City Secretary





CITY OF CASTLE HILLS ZONING COMMISSION MEETING FEBRUARY 7, 2017 7:00 P.M.

CASTLE HILLS CITY HALL, CITY COUNCIL CHAMBERS 209 LEMONWOOD DRIVE, CASTLE HILLS, TEXAS 78213

MEETING MINUTES

I. Call the Castle Hills Zoning Commission Meeting to Order, and Determine a Quorum is Present.

Chair Izbrand called the meeting to order at 7:04p.m. and determined a quorum was present with the following members in attendance: Mike Flinn, Jana Baker, Scott Gray, and Tom Akin.

Staff present: City Manager Van De Walle and City Secretary Kymberlee Buntyn.

Others present: Councilmember Trevino.

II. Consider Approval of the April 5, 2016 Zoning Meeting Minutes.

Motion was made by Commissioner Baker, seconded by Commissioner Akin to approve the meeting minutes from April 5, 2016. Motion passed unanimously.

III. Consider the request from City Council to change Section 50-564(a) Notice of Public Hearings of the city Zoning Ordinance, by providing public notice of Board of Adjustment public hearings on the City website in compliance with Local Government Code 211.010(d).

Motion was made by Commissioner Baker, seconded by Commissioner Flinn to approve the change to the Zoning Ordinance and send the recommendation of approval to City Council.

IV. Consider the recommendations from the Zoning Review Committee regarding the City Zoning Ordinance.

Zoning Review Committee Chair Marc Schnall provided a presentation of the recommendations from the Zoning Review Committee.

After the presentation and overview of the changes proposed by the Zoning Review Committee, the Zoning Commission decided it was beneficial to have



a red line document of the recomendations in front of them to ensure accuracy and thorough understanding of what was being changed or added.

City Manager Van De Walle stated that city staff would be able to provide the red line documents to the Zoning Commission.

V. Adjournment.

Chair Izbrand adjouned the meeting at 8:58 p.m.

APPROVED:
Chair, Joe Izbrand
ATTEST:
City Secretary, Kymberlee Buntyn

OWNER AFFIDAVIT

I, Castle Hills Church
Owner of subject property at 2216 NW Military Highway
Legal Description of property CB5778 BLK / Lot 29 (CASTLE HILLS ADDITION)
The property is zoned ZONE "A" RESIDENTIAL:
I authorize (applicant) The Christian School at Castle Hills, to serve as my agent to
pursue a request to the City of Castle Hills Zoning Commission for a Special Use
Permit(s) of the aforementioned property for the following purpose:
To allow continuation of the grades K-12 and PreSchool that have historically occupied these premises since the school's inception which spans over decades.
DONALD LONG Etember 6/22/2017
Printed Name of Property Owner Signature of Property Owner Date
Before me the undersigned on this day personally appeared
Donald Long
(Print Name of Property Owner)
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.
Subscribed and sworn to before me this 22nd day of June, 2017.
Notary Public in and for Bexar County, Texas Commission expires on 24000 Notary Public Signature Notary Public Signature

REQUEST FOR ZONING COMMISSION HEARING (SUP)

2216 N.W. Military Highway	CB5778 BLK / LOT 29 (Castle Hills Addition)
Property Address	Legal Description
The Christian School at Castle Hills	2216 N.W. Military Highway, 210-878-1003
Applicant's Name	Address & Phone #
Castle Hills Church	2220 N.W. Military Highway, 210-377-3030
Property Owner	Address & Phone #
ZONE "A" RESIDENTIAL - Christian Priva Practice Field	te School (18 Months – 12 th Grade) with Parking, Playground and
Proposed Zoning District and Use of Buildin	g or Property
Please provide your written request for the H	earing below.
Upon approval of the amended Section 50-49	97(c), we formally request a Special Use Permit for
The Christian School at Castle Hills located a	at 2216 N.W. Military Highway, as shown on the attached
site plan. This request allows continuation of	f the grades K-12 and PreSchool that have historically occupied
these premises since the school's inception w	hich spans over decades. Recently The Christian School at
Castle Hills has become an independent entit	y from the Castle Hills First Baptist Church, with the intention of
purchasing the related buildings.	
Michael Pinketen	
Mask Publier	28 June, 2017
SIGNATURE OF APPLICANT	DATE
Jugust 1, 2017 Date of Hegring	
Acceptance of ap	plication subject to review by City Staff
Payment & Application Received by	Date $\frac{6/29/17}{}$
Ligne given to Mike	Date 6/29/17 Allee 9/29/17
V	3

OWNER AFFIDAVIT

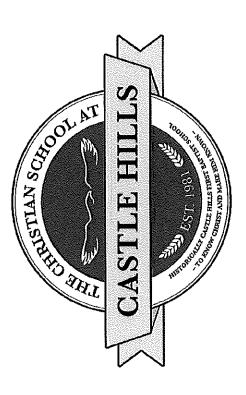
I, Castle Hills Church
Owner of subject property at 2216 NW Military Highway
Legal Description of property CB5778 BLK / Lot 29 (CASTLE HILLS ADDITION)
The property is zoned ZONE "A" RESIDENTIAL
I authorize (applicant) The Christian School at Castle Hills, to serve as my agent to
pursue a request to the City of Castle Hills Zoning Commission for a Special Use
Permit(s) of the aforementioned property for the following purpose:
To allow continuation of the grades K-12 and PreSchool that have historically occupied these premises since the school's inception which spans over decades.
DONALD LONG Janley 6/22/2017
Printed Name of Property Owner Signature of Property Owner Date
Before me the undersigned on this day personally appeared
Donald Long
(Print Name of Property Owner)
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.
Subscribed and sworn to before me this 22nd day of June. Notary Public in and for
Bexar County, Texas Commission expires on 2420 Bear County, Texas Debbie Sigoloff Notary Public, State of Texas
Commission expires on <u>APP 2020</u> Notary Public, State of Texas Comm. Expires 02-04-2020 Notary ID 130524565
Notary Public Signature



Applications for Special Use Permits shall be filed with the city manager with site plans drawn to scale showing:

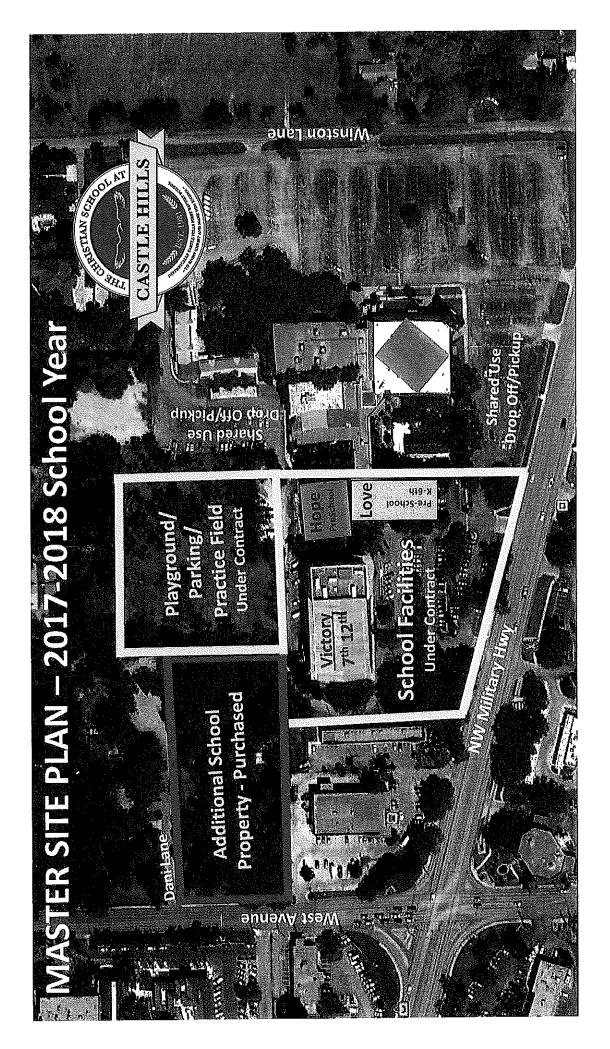
- (1) The arrangement of the proposed uses;
 - Master Site Plan 2017 2018 School Year*
 - Hope Building PreSchool 18 month 4 Years Old
 - -- Love Building PreSchool 4 Years Old and Kindergarten 6th Grade
 - -- Victory Building 7th 12th Grade
 - * Classroom arrangement might vary year to year as student population changes
- (2) Off-street parking facilities to include dimensions, spaces, arrangement, landscaping, finish materials, and the minimum off-street parking requirements applicable in G general business districts;
 - City Required Parking Space Analysis
 - May, 2017 Parking Lot Space Analysis (size of space 9' x 19')
- (3) Locations of all buildings, fences, signs, dumpsters, and improvements;
 - Area Photos of Buildings, Fences, Signs, Dumpsters
 - No Improvements at this time
- (4) Means of ingress and egress to public streets and adjacent properties;
 - BASIS Engineer Traffic Flow/Queuing Model
 - Traffic Management Plan
 - -- BASIS Pick Up / Drop Off Plan and Procedures
 - Castle Hills Pick Up / Drop Off Plan and Procedures
- (5) Visual screening;
 - Topographic and AS-Built Survey
 - Area Photos of Screening
- (6) The location of adjacent residences and other buildings;
 - Aerial View of Adjacent Residences

- (7) The location and area of coverage of all outside lighting, including spill-over onto adjacent public and private properties;
 - Not addressed yet
 - Photos of Current Lighting
- (8) Modifications to existing drainage characteristics, existing and proposed surface water entry and discharge locations, and any detention or retention facilities;
 - None
- (9) Uses to be permitted;
 - Master Site Plan: Proposed Uses 2017 2018 School Year*
 - -- Hope Building PreSchool 18 month 4 Years Old
 - -- Love Building PreSchool 4 Years Old and Kindergarten 6th Grade
 - -- Victory Building 7th 12th Grade
 - * Classroom arrangement might vary year to year as student population changes
- (10) Setbacks from lot lines; and
 - Diagram of Setbacks from Lot Lines
- (11) Any other information requested by the city, the zoning commission, or the city council.
 - None to date



(4) ARRANGEMENT OF THE PROPOSED USES

- Master Site Plan 2017-2018 School Year*
- Hope Building PreSchool 18 month 4 Years Old
- Love Building PreSchool 4 Years Old and Kindergarten 6th Grade
- \circ Victory Building 7^{th} 12^{th} Grade
- * Classroom arrangement might vary year to year as student population changes



(2) OFF-STREET PARKING FACILITIES (To include dimensions, spaces, arrangement, landscaping, finish materials, and the minimum off-street parking requirements applicable in G general business districts)

City Required Parking Space Analysis

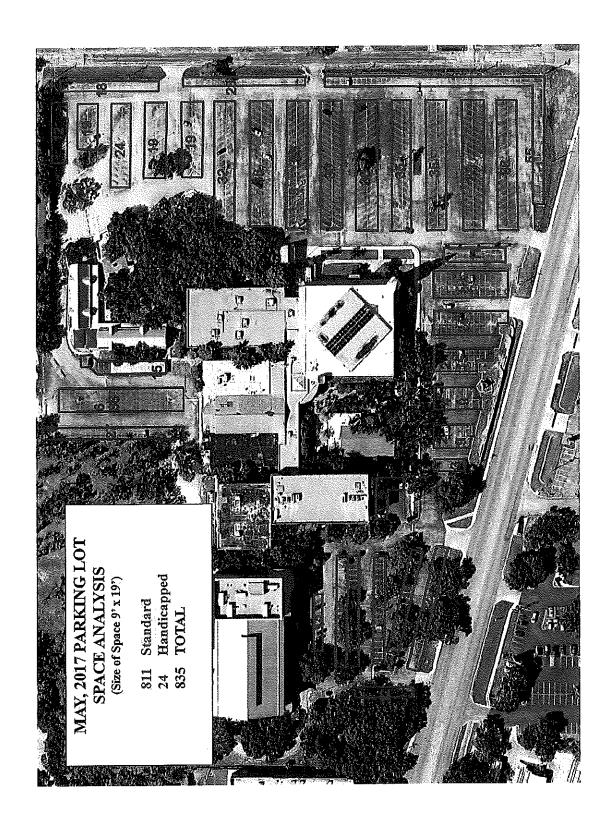
May, 2017 Parking Lot Space Analysis

CITY REQUIRED PARKING SPACE ANALYSIS

THE TAXABLE PROPERTY OF THE PR		
	# of Rooms	# Parking Spaces
OFFICES - 3 spaces/Elem ofc; 5 spaces/HS ofc		
Elem	7	ſŃ
H.S.H.	2	10
Athletic	1	\$
CLASSROOMS - 3 paiking spaces per room		
Kinder	ĸ	6
1.5t	Ĺ,	9
2nd	2	9
3rd	2	9
(4t)	2	9
Sth	2	9
6th	2	9
SOAR	v-1	m
Music Rm		m
Compter	r÷	ĸ
Elementary Art	1	3
MS-3 spaces per room		
106	Ţ	8
107	Ţ	3
108	4-4	က
112	0.5	1.5
114	0.5	1.5
115	4	æ

CITY REQUIRED PARKING SPACE ANALYSIS

	# of Rooms	# Parking Spaces
HS = 10 spaces per room		
101	1	10
104	1	10
105	1	10
109	1	10
110	1	10
112	0.5	S
114	0.5	53
300	1	10
301	1	10
303	۲1	10
304	Į.	10
305	1	10
307	Ţ	1.0
Total Required (Estimated)		210
Existing Parking Spaces		<u>12.1</u>
Required Spaces		538



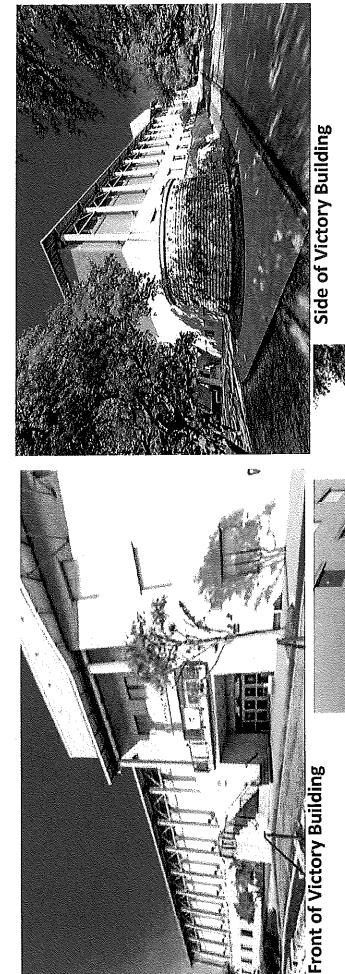
(3) LOCATIONS OF ALL BUILDINGS, FENCES, SIGNS, DUMPSTERS AND IMPROVEMENTS

 Area Photos of Buildings, Fences, Signs, **Dumpsters and Improvements**



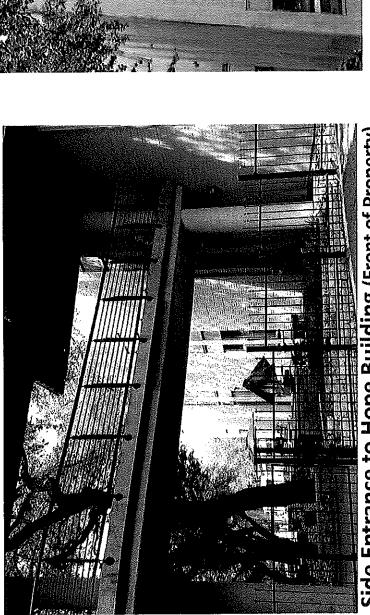
CURRENT BUILDINGS

CURRENT BUILDINGS

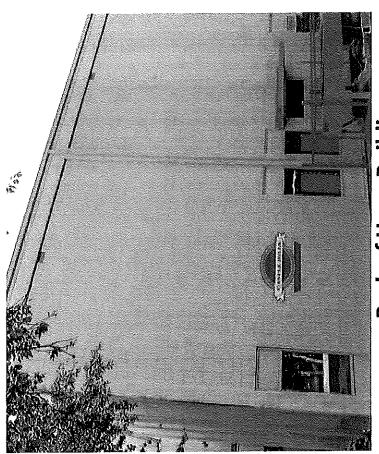


Back of Victory Building

CURRENT BUILDINGS

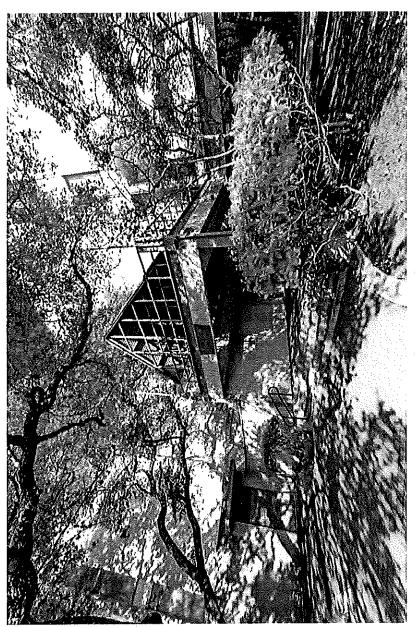


Side Entrance to Hope Building (Front of Property)



Back of Hope Building

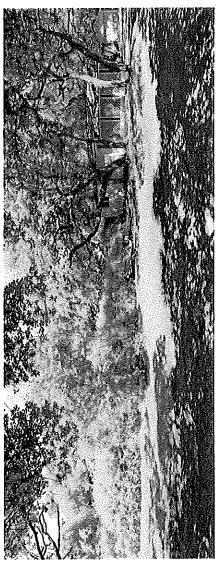
CURRENT BUILDINGS



Front of Love Building

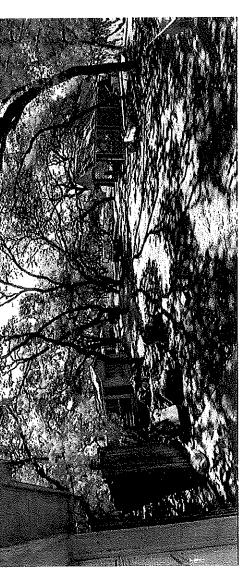
RECENTLY PURCHASED GRIST PROPERTY, 6909 WEST AVENUE





RECENTLY PURCHASED GRIST PROPERTY, 6909 WEST AVENUE

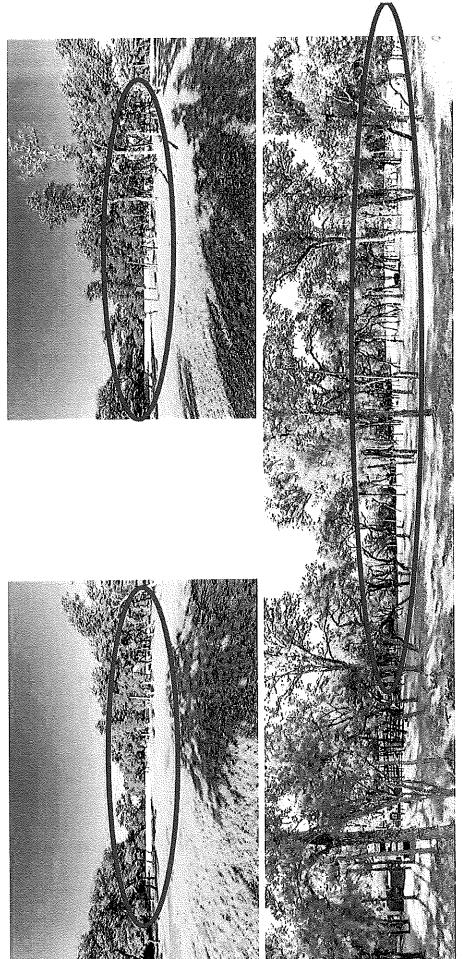




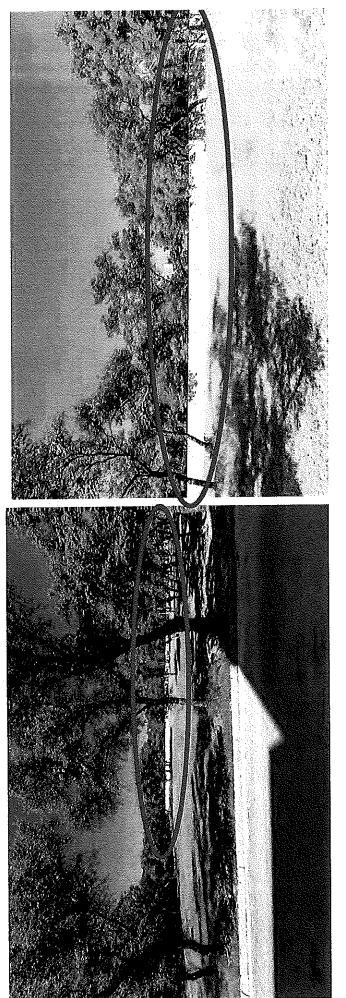




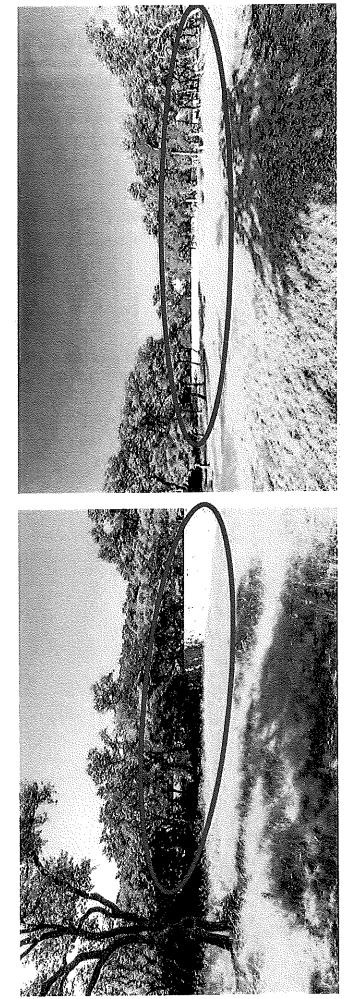
Back of Property/West Property Line Fence



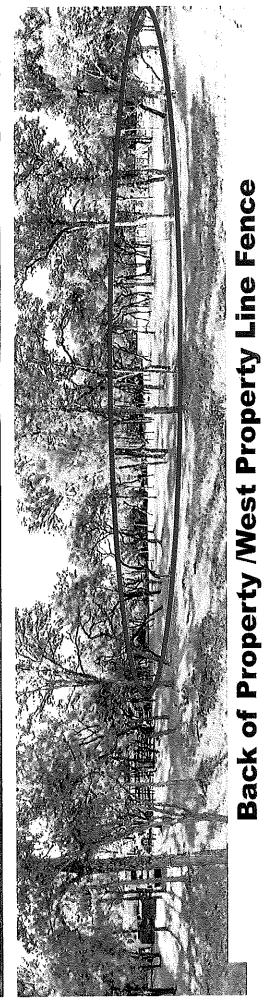
Back of Property

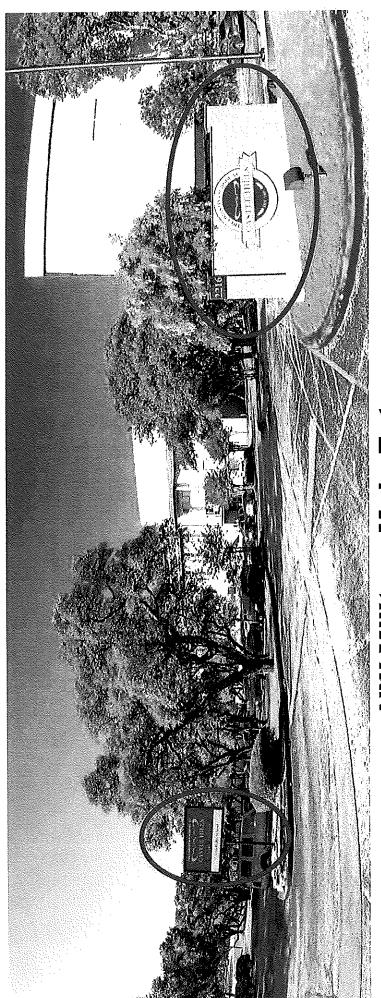


Back of Property /West Property Line Fence



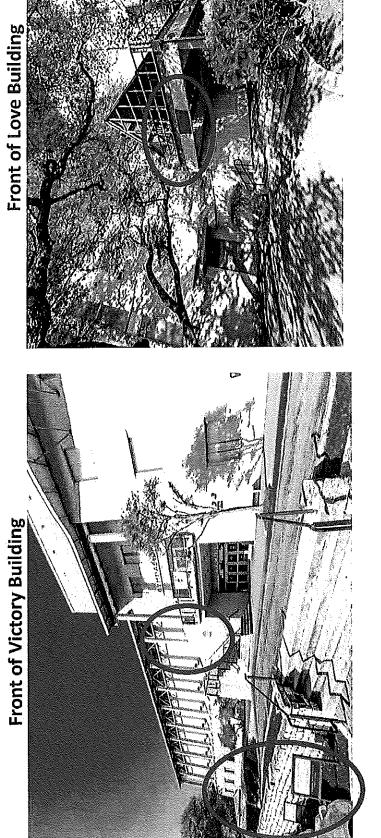
Back of Property /West Property Line Fence





NW Military Main Entrance

SIGNAGE

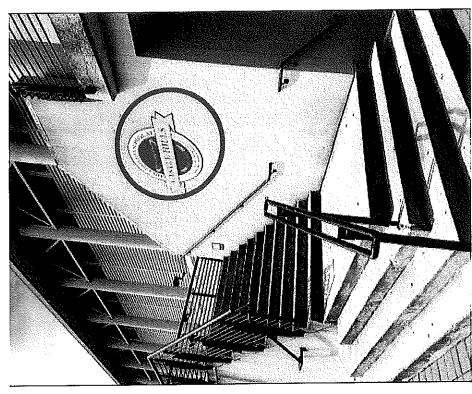


Front of Property/Front Entrance to Victory and Love Buildings

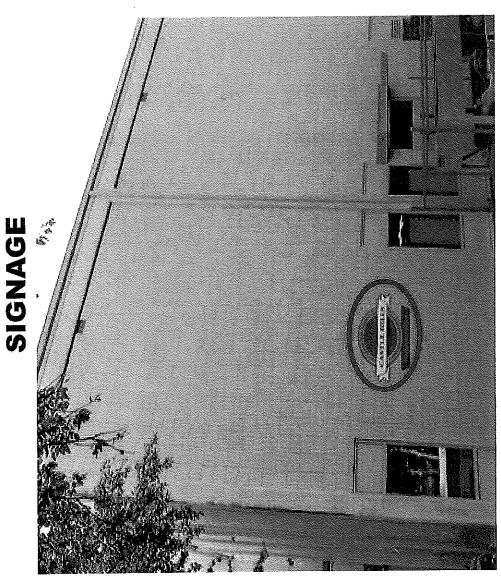


Front of Victory Building

Front of Property



Front of Victory Building



Back of Property/Rear Entrance to Hope Building

DUMPSTERS



Back of Property

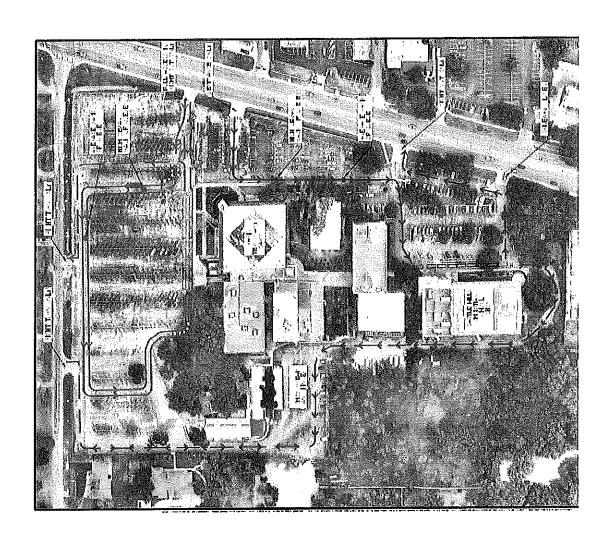
PUBLIC STREETS AND ADJACENT PROPERTIES (4) MEANS OF INGRESS AND EGRESS TO

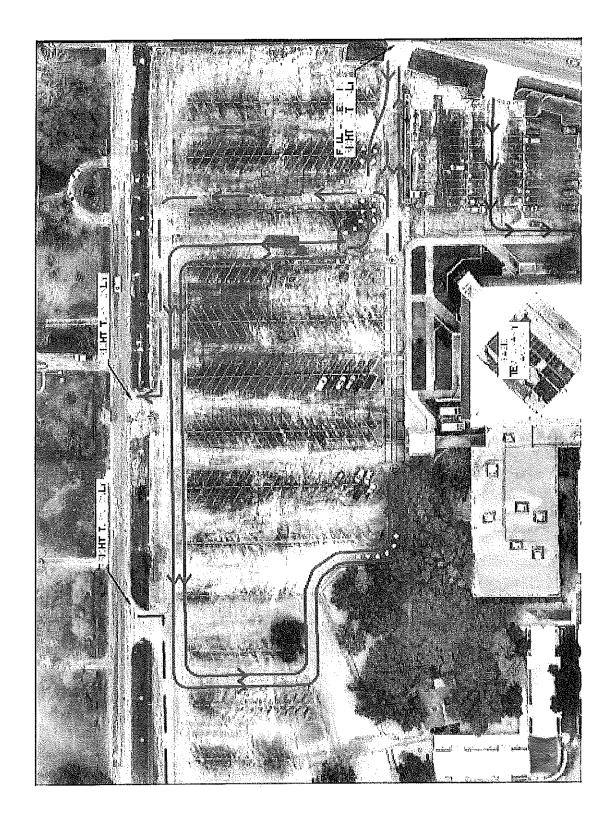
- BASIS Engineer Traffic Flow/Queuing Model
- Traffic Management Plan
- BASIS Pick Up / Drop Off Plan
- Castle Hills Pick Up / Drop Off Plan

TRAFFIC MANAGEMENT PLAN

NOTES:

- 1. CHCS PRE-K AND KINDER STUDENTS
 ARE PICKED UP DROPPED OFF BEHIND
 CAMPUS, PARENTS PARK AND WALK IN
 THE BUILDINGS PER SCHOOL POLICY.
- 2. BOTH BASIS AND CHSC HAVE MULTIPLE DISMISAL PERIODS. PROJECTED QUEUE SHOWN IS LARGEST DISMISSAL.





BASIS DROP OFF/ PICK UP PLAN

BASIS DROP OFF/PICK UP PROCEDURES

BASIS DROP-OFF PROCEDURE

- STAFF DEPLOYS TRAFFIC CONES AS SHOWN PRIOR TO DROP-OFF TIME PERIOD. VEHICLES ENTER FROM NW MILITARY AND CIRCULATE ADJACENT TO THE ~ N
 - SURFACE PARKING LOT TO APPROACH THE UNLOADING AREA.
- DURING MORNING DROP OFF A SINGLE DROP-OFF LANE WILL BE UTILIZED,
- VEHICLES IN THE RIGHT LANE EXIT TO NW MILITARY. VEHICLES IN THE LEFT LANE MAY EXIT TO NW MILITARY OR S WINSTON LN, BOTH DRIVEWAYS ARE RIGHT OUT ONLY. w 4
 - STAFF REMOVES TRAFFIC CONES AFTER DROP-OFF IS COMPLETED, ιń

BASIS TMP PICK-UP PROCEDURE

- STAFF DEPLOYS TRAFFIC CONES AS SHOWN PRIOR TO PICK-UP TIME PERIOD.
- VEHICLES ENTER NW MILITARY AND CIRCULATE ADJACENT TO THE SURFACE PARKING LOT TO APPROACH THE LOADING AREA ر- (۱۷
 - TRAFFIC ADMINISTRATOR DIRECTS VEHICLE MOVEMENT, VEHICLES AND STUDENTS DO NOT MOVE AT THE SAME TIME. κį
- WHEN LOADING AREA IS FREE OF VEHICLES FROM THE PREVIOUS GROUP, THE NEXT GROUP OF VEHICLES IS RELEASED IN TO THE LOADING AREA, VEHICLES ARRIVE AT THEIR LOADING STATIONS AND LOAD STUDENT(S). 4
 - VEHICLES IN THE RIGHT LANE EXIT TO NW MILITARY, VEHICLES IN THE LEFT LANE MAY EXIT TO NW MILITARY OR S WINSTON IN, BOTH DRIVEWAYS ARE RIGHT OUT ONLY. เก๋
- IF A STUDENT IS NOT IN THE LOADING AREA WHEN THEIR PARENT ARRIVES THE PARENT WILL BE DIRECTED TO RE-ENTER THE QUEUE, ø
 - STAFF REMOVES TRAFFIC CONES AFTER DROP-OFF IS COMPLETED

BASIS NOTES

- AVAILABLE QUEUE DISTANCE ON PARENT LOADING AREA IS 2,500 L.F.
- DOUBLE-STACKED QUEUING IS ANTICIPATED TO ACCOMMODATE VEHICLES ⊸ં લો છ
- ACCOMMODATED ON SCHOOL PROPERTY, SCHOOL ADMINISTRATIVE OFFICIALS SHOULD IMPLEMENT THE PROPOSED TRAFFIC MANAGEMENT PLAN, MONITOR SHOULD BEGIN TO OCCUR ON PUBLIC RIGHT-OF-WAY, TAKE THE NECESSARY THE OPERATION ON A CONTINUING BASIS, AND IF ANY VEHICLES QUEUING IN ORDER TO ENSURE THAT ALL QUEUING OF VEHICLES IS COMPLETELY ACTION TO MITIGATE IT.
 - ONLY UNIFORMED POLICE OFFICERS SHOULD BE ALLOWED TO DIRECT AND CONTROL TRAFFIC OPERATING WITHIN THE PUBLIC RIGHT-OF-WAY 4

LEGEND: TRAFTIC ADMINISTRATOR STAFT MEMBER UDACING STAFTION TRAFFIC COME GRAPHIC SCALE IN FEET 350 €≆[] * nu C) CT |A

CASTLE HILLS
DROP OFF/PICK
UP PLAN

CACS PRE-KAND KINDER STLOENTS ARE PROKED UP UP OR OPPED OFF BEHAD

CASTLE HILLS DROP OFF/PICK UP PROCEDURES

CASTLE HILLS CHRISTIAN SCHOOL DROP-OFF PROCEDURE

- STAFF DEPLOYS TRAFFIC CONES AS SHOWN PRIOR TO DROP-OFF TIME PERIOD, VEHICLES ENTER FROM NW MILITARY AND CIRCULATE ADJACENT TO THE - d

 - SURFACE PARKING LOT TO APPROACH THE LOADING AREA. VEHICLES ARRIVE AT LOADING AREA AND UNLOAD STUDENT(S). VEHICLES MAY EXIT TO NW MILITARY OR S WINSTON LN. BOTH DRIVEWAYS ARE

હ્યું વ

STAFF REMOVES TRAFFIC CONES AFTER DROP-OFF IS COMPLETED. RIGHT OUT ONLY. 'n

TMP PICK-UP PROCEDURE

- STAFF DEPLOYS TRAFFIC CONES AS SHOWN PRIOR TO PICK UP TIME PERIOD,
- VEHICLES ENTER NW MILITARY AND CIRCULATE ADJACENT TO THE SURFACE PARKING LOT TO APPROACH THE LOADING AREA. - 0
- WHEN LOADING AREA IS FREE OF VEHICLES FROM THE PREVIOUS GROUP, THE NEXT GROUP OF VEHICLES IS RELEASED IN TO THE LOADING AREA. VEHICLES TRAFFIC ADMINISTRATOR MATCHES THE NEXT VEHICLES TO STUDENT(S). લ્યું ના
 - VEHICLES EXIT TO NW MILITARY OR CONTINUES AROUND THE BUILDING TO S ARRIVE AT THEIR LOADING STATIONS AND LOAD STUDENT(S) WINSTON LN, BOTH ARE RIGHT OUT ONLY. 'n
 - STAFF REMOVES TRAFFIC CONES AFTER DROP OFF IS COMPLETED

Ø

	STUDENTS IN DISMISSAL GROUP	180	80	75	135
		3:05 PM	3:25 PM	3:40 PM	3:40 PM
Ш	START	8:05 AM	7:55 AM	8:10 AM	8:10 AM
CHCS BELL SCHEDULE	SCHOOL	K-4TH	5TH AND 6TH	MIDDLESCHOOL	HIGH SCHOOL

TOTAL CAMPUS POPULATION IS 640, THE 150 PRESCHOOLERS DO NOT HAVE A QUEUE LENGTHS DEPICTED ARE FOR LARGEST DISMISSAL GROUP (3:40 PM). SET SCHEDULE AND LOAD/UNLOAD AT THE BACK OF CAMPUS.

NOTES

- AVAILABLE QUEUE DISTANCE ON PARENT LOADING AREA IS 700 L.F. DOUBLE-STACKED QUEUING IS ANTICIPATED TO ACCOMMODATE VEHICLES.
- ACCOMMODATED ON SCHOOL PROPERTY, SCHOOL ADMINISTRATIVE OFFICIALS SHOULD IMPLEMENT THE PROPOSED TRAFFIC MANAGEMENT PLAN, MONITOR SHOULD BEGIN TO OCCUR ON PUBLIC RIGHT-OF-WAY, TAKE THE NECESSARY THE OPERATION ON A CONTINUING BASIS, AND IF ANY VEHICLES QUEUING IN ORDER TO ENSURE THAT ALL QUEUING OF VEHICLES IS COMPLETELY ACTION TO MITIGATE IT, - N M
 - ONLY UNIFORMED POLICE OFFICERS SHOULD BE ALLOWED TO DIRECT AND CONTROL TRAFFIC OPERATING WITHIN THE PUBLIC RIGHT-OF-WAY. Ť

SCHEDULES (Arrival and Departure Times)

The Christian School at Castle Hills

AM - Drop Off

7:00am MS Athletes (30-50)

7:00-9:00am PreSchool (150)

8:10am MS/HS (75/155)

7:55am 5th - 6th (80)

8:05am K

m K-4th (180)

PM - Pick Up

3:05pm K-4th

3:25pm 5th - 6th

3:40pm (minus athletes) MS/HS

4:30-6:00pm PreSchool

BASIS Charter School

AM - Drop Off

7:45am

Zero Hour Students

8:40am

Regular Hour Students

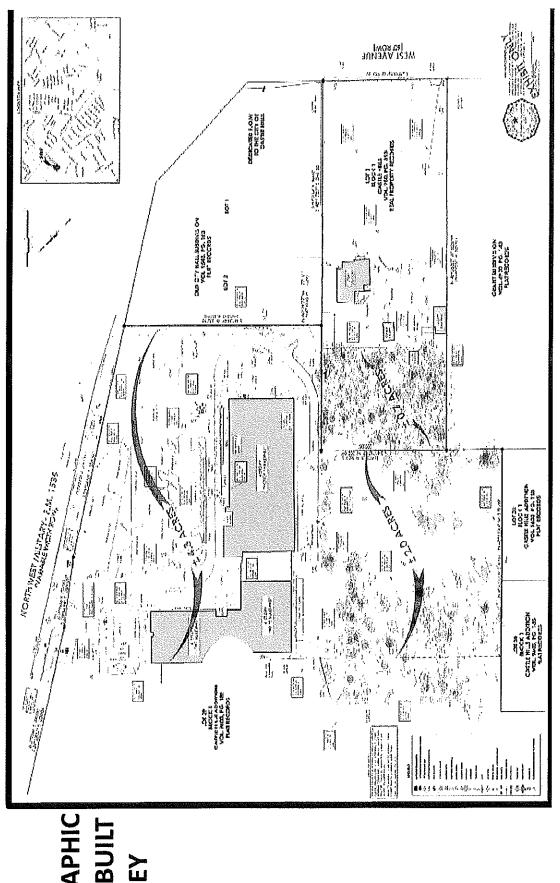
PM - Pick Up

3:00pm

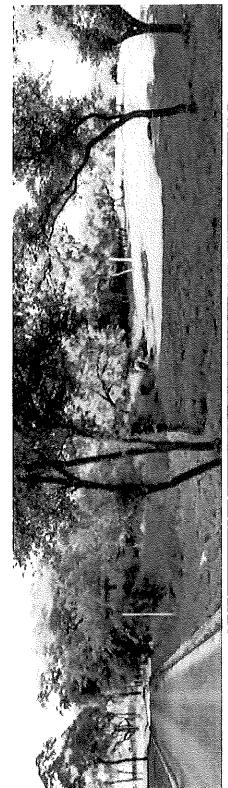
3:50pm

(5) VISUAL SCREENING

- Topographic and AS-Built Survey
- Area Photos of Screening

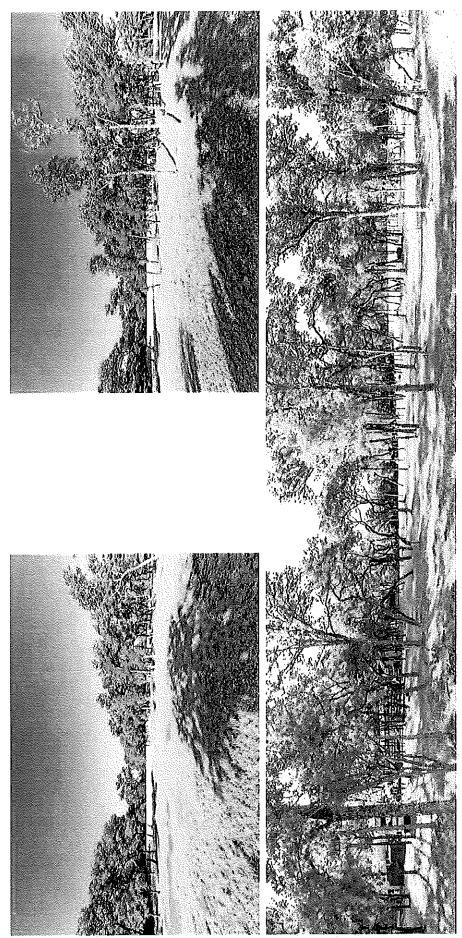


TOPOGRAPHIC AND AS-BUILT SURVEY

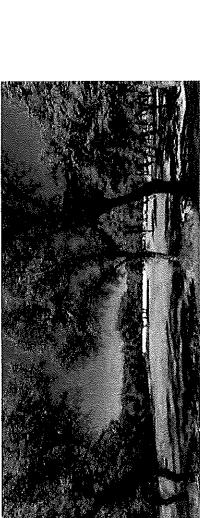


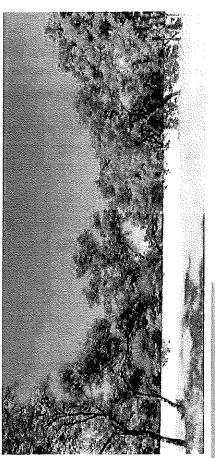


Back of Property/West Property Line Fence



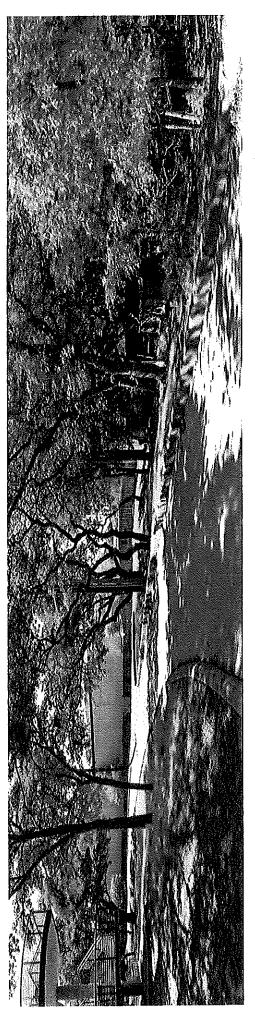
Back of Property

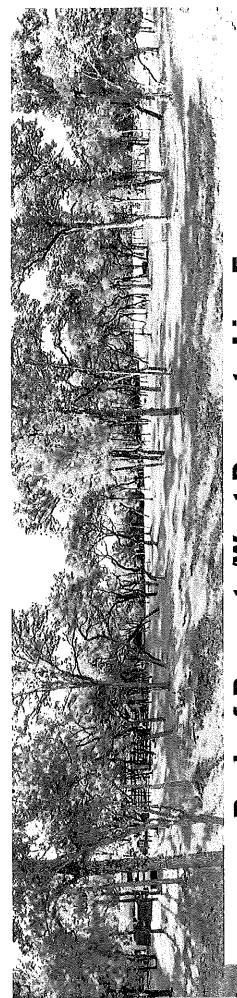






Back of Property/West Property Line Fence

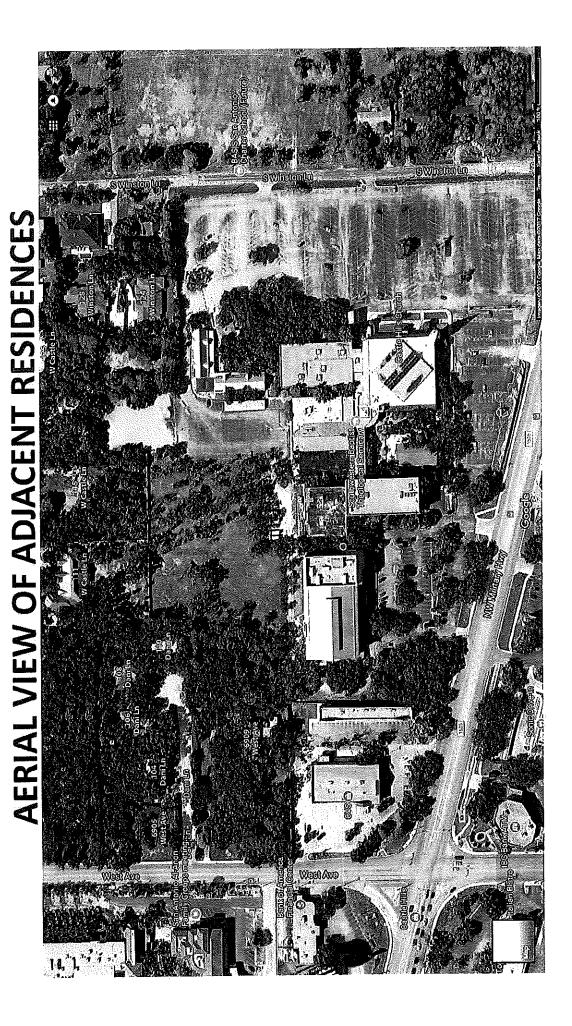




Back of Property/West Property Line Fence

(6) THE LOCATION OF ADJACENT RESIDENCES AND OTHER BUILDINGS

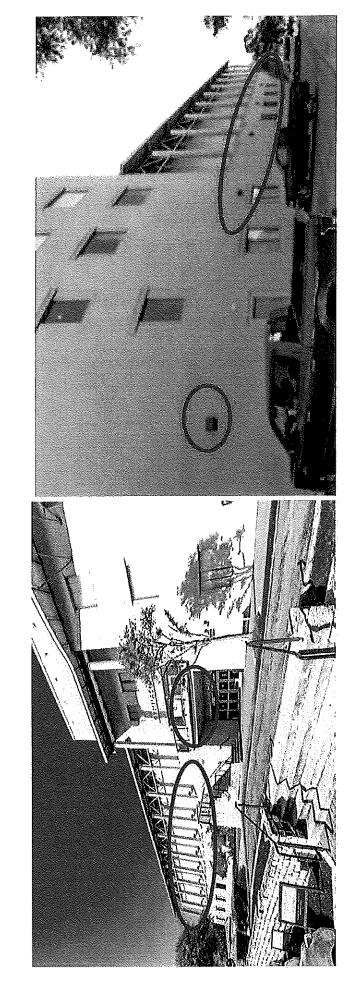
Aerial View of Adjacent Residences



(7) THE LOCATION AND AREA OF COVERAGE OF ALL OUTSIDE LICHTING, INCLUDING SPILL-OVER ONTO ADJACENT PUBLIC AND PRIVATE PROPERTIES

Photos of Current Lighting

PHOTOS OF OUTSIDE LIGHTING



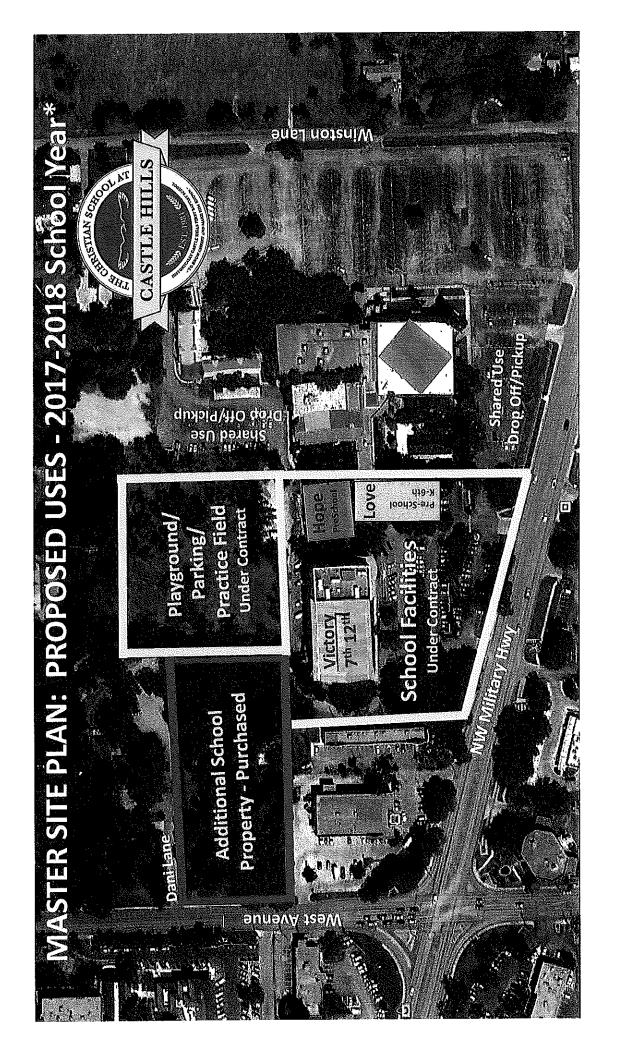
NOTE: Spill-over onto adjacent public and private properties -- not addressed at this time (no past complaints have been voiced by local residences)

CHARACTERISTICS, EXISTING AND PROPOSED SURFACE WATER ENTRY AND DISCHARGE LOCATIONS, AND ANY MODIFICATIONS TO EXISTING DRAINAGE SEITHONE NOT MELENTION FACILITIES (3)

• None

(9) USES TO BE PERMITTED

- Master Site Plan: Proposed Uses 2017-2018 School Year*
- Hope Building PreSchool 18 month 4 Years Old
- Love Building PreSchool 4 Years Old and Kindergarten 6th Grade
- \circ Victory Building 7^{th} 12^{th} Grade
- Classroom arrangement might vary year to year as student population changes



(10) SETBACKS FROM LOT LINES

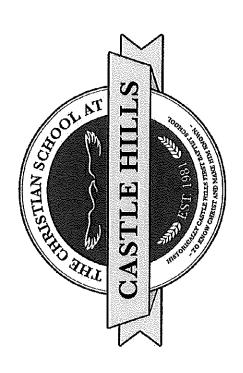
Diagram of Setbacks from Lot Lines

MCACOLOGIA TO THE CUT OF JUIN STEEN ::: Ö

DIAGRAM OF SETBACKS FROM LOT LINES

(11) ANY OTHER INFORMATION REQUESTED BY THE CITY, THE ZONING COMMISSION, OR THE CITY COUNCIL

None to date





209 LEMONWOOD DRIVE • CASTLE HILLS, TEXAS 78213-2410 • (210) 342-2341 • FAX (210) 342-4525

APPLICATION AND INFORMATION PUBLIC HEARING ON ZONING CHANGE

All applications for changes in the zoning district classification of property or for changes in the textual provisions of the ordinance shall be filed with the Zoning Commission.

In order to insure proper consideration of an application for a Zoning Change by the Zoning Commission and the City Council, the Castle Hills Code provides in Section 50-498 the following:

All applications shall be submitted with site plans drawn to scale showing:

(1) the arrangement of the proposed uses;

- (2) off-street parking facilities to include dimensions, spaces, arrangement, landscaping, finish materials, and the requirements of Section 50-351;
- (3) locations of all buildings, fences, signs, dumpsters, and improvements;
- (4) means of ingress and egress to public streets and adjacent properties;
- (5) visual screening;
- (6) the location of adjacent residences and other buildings;
- (7) the location and area of coverage of all outside lighting, including spill-over onto adjacent public and private properties;
- (8) modifications to existing drainage characteristics, existing and proposed surface water entry and discharge locations, and any detention of retention facilities;
- (9) uses to be permitted;
- (10) setbacks from lot lines; and
- (11) any other information requested by the City, the Zoning Commission, or the City Council.

The original application and 19 copies of the application, supporting documentation, and fee must be submitted prior to the submission deadline. Incomplete applications will not be accepted. All applications shall be submitted in an electronic form that is either compatible with

the City's computer software or in Adobe Acrobat, in addition to the original hard copy.

The City Manager shall file the application and report on the application to the Zoning Commission, which shall conduct a public hearing and make a recommendation to the City Council.

The person or persons making such application shall have permission in writing, signed by the owner or owners of record of the property being considered for rezoning. Such written permission must accompany any such application for rezoning. An "Owner Affidavit" is attached.

The application for REZONING shall be accompanied by a non-refundable filing fee of \$400,00.

The Zoning Commission meets the 1st Tuesday of every month upon request at 7:00 P.M. All requests will be submitted a minimum of 30 days prior to the date of the Commission's hearing for proper channeling. Notices of the public hearing shall be sent to owners of real property lying within 500 feet of the property on which the request is proposed.

The applicant or his representative must be present at the Hearing in order for the application to be considered.

The applicant shall post a City provided sign on the property in question advising the public of the application and of the Zoning Commission hearing date on the application. A sign must be visible from each street that borders the property and shall be posted within seven (7) days of the filing date of the application and be maintained until the day after the hearing. Sign location shall be subject to City approval.

The Zoning Commission shall make a written report of recommendations to the City Council. This report shall be signed by the Commission's Chairman and kept on file in the office of the City Manager.

The City Council meets regularly the 2nd Tuesday of every month at 6:00 P.M. You will also be required to appear at the City Council meeting for a final decision.

REQUEST FOR ZONING COMMISSION HEARING REZONING

6701 Blanco Road, Castle Hills, Texas	See attached
Property Address	Legal Description
Wedgwood Senior Apartments LLC as represented	
by Kaufman & Killen, Inc.	(210) 448-9981; ashley@kk-lawfirm.com
Applicant's Name	Address & Phone #
	Josh Bar-Yadin
Wedgwood Senior Apartments LLC	6701 Blanco Road; (210) 394-8466
Property Owner	Address & Phone #
No zoning change proposed; request for amendment	nt to "D" zoning district.
Proposed Zoning District and Use of Bu	ilding or Property
Please provide your written request for The Wedgwood apartment complex was constructed	_
Rise Apartment District. Although constructed price	or to the creation of the "D" zoning
district, the Wedgwood property doesn't conform	vith all of the "D" standards. In order
to redevelop the property, the property owners requ	uest that a few updates be made to
the "D" zoning district. Please see the attached redli	ne of Chapter 50, Division 7 of the
Castle Hills Code of Ordinances.	
Ashen Francisco	6·30·17 DATE
August 11, 2017 Date of Hearing	
Acceptance of application so	Date 6/30/17

OWNER AFFIDAVIT

I, Reuben Berman, on behalf of Wedgwood Senior Apartments LLC and Bellaman	Texas LLC			
Owner of subject property at 6701 Blanco Road				
authorize (applicant) Wedgwood Senior Apartments LLC, as represented by Kaufman & Killen, Inc.				
to pursue a request to the City of Castle Hills Zoning Commission for Rezoning:				
the aforementioned property from the current Zoning of:to				
for the following purpose: to amend the "D" High-Rise Apartment District (as at	tached)			
Reuben Berman	6/29/2017			
Printed Name of Property Owner Signature of Property Owner	Date			
1 Intitled Manne of Lioboxid, Owner Signature	· ** *			
Defending the confessional and this day managed by proposed				
Before me the undersigned on this day personally appeared				
(Print Name of Property Owner)				
Who on his/her oath certifies that the above statements are true and correct to his/h	er best knowledge.			
Out with A and discount to before the billion down				
Subscribed and sworn to before me this day of				
Notary Public in and for				
Bexar County, Texas				
Commission expires on				
State State Commission				
Notary Public Signature				

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

INNINAMENDA TARANDA TARANDA TARANDA DA PARANDA PARANDA TARANDA TARANDA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	(
County of LOS Angeles	
On <u>June 29 2017</u> before	me, Med han Droog
Date	Here Insert Name and Title of the Officer
personally appeared <u>Reuben</u>	Berman
	Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted; executed the instrument.

MEGHAN GRACE DROOG
Notary Public - California
Los Angeles County
Commission # 2159852
My Comm, Expires Jul 11, 2020

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Slanature/

Signature of Notary-Public

DIVISION 7. - D HIGH-RISE APARTMENT DISTRICT

Sec. 50-224. - Use regulations.

- a) In the D High-Rise Apartment District, no land shall be used and no building shall be erected for or converted to any use other than:
 - (1) A use allowed in the C district.
 - (2) High-rise apartment buildings as provided in this division.
 - (3) A restaurant, newsstand, lounge, drug store, retail food shop, and personal service shops such as beauty and barber shops, in a high-rise apartment unit or project, which is three or more stories in height and in which there are 50 or more dwelling units in the building or group of buildings in the project, provided that such commercial activities are services to the residents of the project located within a principal building and are accessible to the public only through the lobby of such a building and that there is no advertising visible from the outside of the building.
- b) Uses listed in subsection (a)(3) of this section are required to obtain a special use permit in accordance with article III of this chapter.

(Code 1995, § 31.701)

Sec. 50-225. - Specifications.

In the D High-Rise Apartment District, there shall be a living area of not less than:

- (1) Single-family dwelling-1,600 square feet.
- (2) Duplex-1,000 square feet per dwelling unit.
- (3) Apartments 700 square feet for a one bedroom apartment plus 150 square feet for each additional bedroom in the apartment unit.

(Code 1995, § 31.702)

Sec. 50-226. - Height regulations.

No building shall exceed 12 stories in height.

(Code 1995, § 31.703)

Sec. 50-227. - Area regulations.

- a) Front yard. There shall be a front yard having a minimum depth of 25 feet.
- b) Side yard. Minimum side yard setbacks shall be:
 - (1) Residences—15 feet, except an accessory building located in the rear yard shall not be closer than five feet to the side lot line.
 - (2) Apartments—15 feet minimum must be provided, except where adjacent to A, AA, AAA, or B districts, when it must be 20 feet, plus one additional foot of setback for each two feet of height over 20 feet, except an accessory building located in the rear yard shall not be closer than five feet to the side lot line.

- c) Rear yards. The minimum rear yard shall be:
 - (1) Residences—20 feet from the rear property line, except an accessory building located in the rear yard may be located within five feet of the rear lot line.
 - (2) Apartments—20 feet plus an additional foot of setback for each two feet of height over 20 feet, except an accessory building located in the rear yard shall not be closer than five feet to the rear lot line.
- d) Minimum lot area.
 - (1) Single-family dwelling—14,000 square feet.
 - (2) Duplex-7,000 square feet per dwelling unit, minimum lot area 14,000 square feet.
 - (3) Apartments: Low-rise—1,500 square feet per dwelling unit, minimum lot area 14,000 square feet; high-rise—1,500 800 square feet per dwelling unit, minimum lot area 16,000 square feet.
- e) Buildings or structures. Buildings or structures on any one lot must not cover more than one-third of the total lot area.
- f) Parking space. Off-street parking space shall be provided on the lot to accommodate a minimum of 1.3 to a maximum of 2 two-motor cars for each dwelling unit. However, no supporting member of any garage, carport, or automobile storage structure or any parking spaces except for loading and unloading shall be located within the required 25-foot front yard.

(Code 1995, § 31,704)

Sec. 50-228. - Fences.

- a) Residences. Excepting the front yard fence height limitation, The provisions of section 50-66 apply to the D High-Rise Apartment District.
 - b) Apartments. No fence may be erected in the required 25 foot front yard.

(Code 1995, § 31.705(b))

Sec. 50-229. - Vehicle parking and storage.

No inoperable vehicles or trailers of any type may be parked or stored in the front yard of the D High-Rise Apartment District, but may be parked or stored in an enclosed storage area.

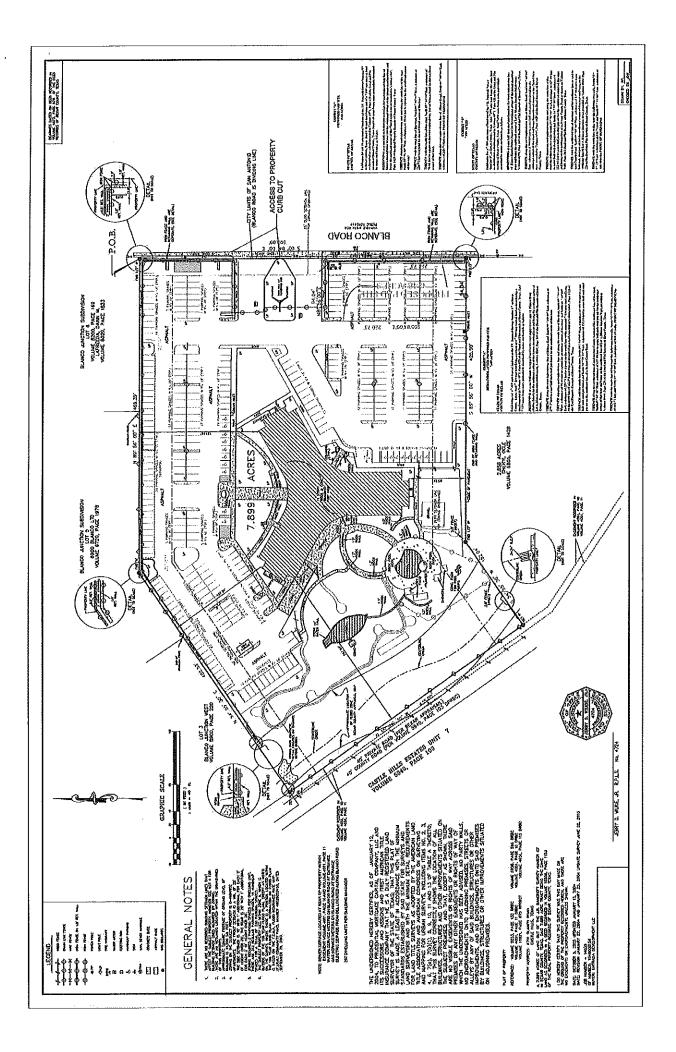
(Code 1995, § 31.705(c))

Sec. 50-230. - Moving permits.

No building may be moved into the D High-Rise Apartment District unless it complies with all regulations in the district.

(Code 1995, § 31.705(a))

Secs. 50-231-50-253. - Reserved.



Bexar CAD

Property Search Results > 1035509 WEDGEWOOD SENIOR **APARTMENTS LLC & BELLAMAR TEXAS LLC for Year 2017**

Tax Year: 2017

Property

Account

Property ID:

1035509

Legal Description: CB 5007A BLK LOT 7

(.5574 AC) CHCB 123 & P16A (7.3416 AC)

Geographic ID:

05007-000-0070

Zoning:

OCL

Түре: Property Use Code: Real

150

Property Use Description: HOME FOR THE ELDERLY

Agent Code:

Protest

Protest Status: Informal Date: Formal Date:

Location

Address:

6701 BLANCO RD

CASTLE HILLS, TX 78216

Mapsco:

550C7

Neighborhood:

NBHD code13550

Neighborhood CD:

13550

Map ID:

Owner

Name: Mailing Address: WEDGEWOOD SENIOR APARTMENTS LLC & BELLAMAR TEXAS LLC Owner ID:

\$0

2868617

(+) Improvement Homesite Value:

11911 SAN VICENTE BLVD STE 625

% Ownership:

100.00000000000%

LOS ANGELES, CA 90049-5086

Exemptions:

Values

		-	
(+) Improvement Non-Homesite Value:	+	\$2,795,720	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,204,280	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$4,000,000	
(–) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	==	\$4,000,000	
() HS Cap:		\$0	
•		***************************************	4
(=) Assessed Value:	=	\$4,000,000	

Taxing Jurisdiction

Owner:

WEDGEWOOD SENIOR APARTMENTS LLC & BELLAMAR TEXAS LLC

% Ownership: 100.000000000%

Total Value:

\$4,000,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$4,000,000	\$4,000,000	\$628.00
08	SA RIVER AUTH	0.017290	\$4,000,000	\$4,000,000	\$691,60
09	ALAMO COM COLLEGE	0.149150	\$4,000,000	\$4,000,000	\$5,966.00
10	UNIV HEALTH SYSTEM	0.276235	\$4,000,000	\$4,000,000	\$11,049.40
11	BEXAR COUNTY	0.293250	\$4,000,000	\$4,000,000	\$11,730.00
24	CITY OF CASTLE HILLS	0.501345	\$4,000,000	\$4,000,000	\$20,053.80
55	NORTH EAST ISD	1,385000	\$4,000,000	\$4,000,000	\$55,400.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$4,000,000	\$4,000,000	\$0.00
	Total Tax Rate:	2.637970			
	to the transfer of			Taxes w/Current Exemptions:	\$105,518.80
				Taxes w/o Exemptions:	\$105,518.80

Improvement / Building

```
Improvement #1: Commercial State Code: B2 Living Area: sqft Value: $27,495
                                    Class
                                                           Year
                                            Exterior Wall
                                                                   SQFT
         Туре
                  Description
                                                           Built
                                    ÇĐ
                                                                   24200.0
                                    * - A
         ASP
                  Asphalt
Improvement #2: COL MOBILE HOME State Code: B2 Living Area: 261195.0 sqft Value: $2,428,346
                                      Class
                                              Exterior
                                                           Year
                                                                   SQFT
                Description
       Түре
                                                           Built
                                              Wall
                                                           1965
                                                                   261195.0
                                             RC
       100
               HIGHRISE APARTMENT B · G
                                     C~G
                                                           1964
                                                                   650.0
       CNP
               Canopy
Improvement #3: Commercial State Code: B2 Living Area: 15892.0 sqft Value: $123,260
                                     Class
                                                           Year
                                             Exterior Wall
                                                                   SQFT
        Type
                 Description
                                                           Bullt
                                     CD
                                                           1965
                                                                   15892.0
                APTMNT BSMT UTIL B-G
                                             RC
        103
Improvement #4: Commercial State Code: B2 Living Area: sqft Value: $76,153
                                                           Year
                                    Class
                                                                    SQFT
                                             Exterior Wall
                  Description
         Type
                                                           Built
                                    ÇD
                                    5 - G
                                                           0
                                                                   8750.0
         CNP
                  Canopy
Improvement #5: Commercial State Code: B2 Living Area: sqft Value: $20,444
                                      Class
                                               Exterior
                                                            Year
                                                                    SOFT
        Type
                Description
                                      CD
                                               Wall
                                                            Built
                Detached Living Area 1 * - G
                                                                    1661.0
        DLA1
Improvement #6: Commercial State Code: B2 Living Area: sqft Value: $15,373
                                                            Year
                                     Class
                                                                    SQFT
                  Description
                                             Exterior Wall
         Type
                                                            Built
                                     CD
                                    * - A
                                                           0
                                                                    1180.0
         SWP
                  Swimming Pool
Improvement #7: Commercial State Code: B2 Living Area: sqft Value: $1,706
                                    Class
                                                           Year
                                             Exterior Wall
                                                                    SQFT
          Type
                  Description
                                                            Bullt
                                    CD
                                                                    1500.0
         CON
                                    * - A
                  Concrete
Improvement #8: Commercial State Code: B2 Living Area: sqft Value: $101,173
                                    Class
                                                           Year
                                                                   SQFT
                                            Exterior Wall
         Type
                  Description
                                    ÇĎ
                                                           Built
                                    * - A
                                                          0
                                                                   144040.0
         ASP
                  Asphalt
Improvement #9: Commercial State Code: B2 Living Area: sqft Value: $1,770
```

Туре	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		0	600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	ĺ
1	CMF	Commercial Multi Family	7.8990	344080.44	0.00	0.00	\$1,204,280	\$0	ļ

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$2,795,720	\$1,204,280	0	4,000,000	\$0	\$4,000,000
2016	\$2,795,720	\$1,204,280	Ö	4,000,000	\$0	\$4,000,000
2015	\$2,795,720	\$1,204,280	0	4,000,000	\$0	\$4,000,000
2014	\$15,670,720	\$1,204,280	0	16,875,000	\$0	\$16,875,000
2013	\$1,000	\$84,980	0	85,980	\$0	\$85,980
2012	\$1,000	\$84,980	Ō	85,980	50	\$85,980

Deed History - (Last 3 Deed Transactions)

Ħ	Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/29/2013	SWD	Special Warranty Deed	WEDGEWOOD APARTMENTS LLP & ETAL	WEDGEWOOD SENIOR APARTMENTS LLC & BELLAMAR TEXAS LLC	16317	0275	20130183073
2	8/29/2013	SWD	Special Warranty Deed	WEDGWOOD APARTMENTS LLP	WEDGEWOOD APARTMENTS LLP & ETAL	16317	0245-0269	20130183068-20130183072

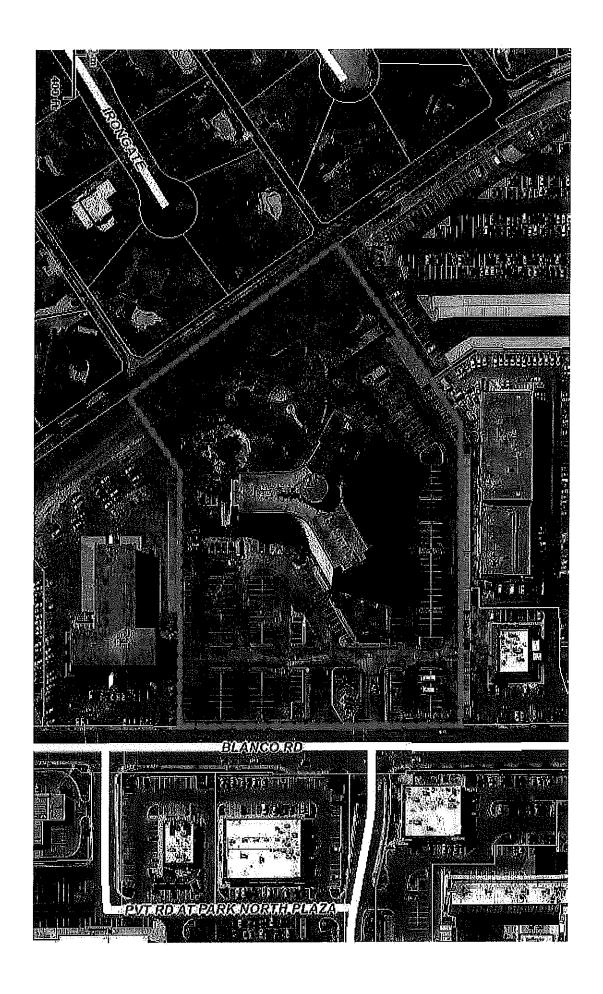
2017 data current as of Jun 30 2017 12:34AM.
2016 and prior year data current as of Jun 9 2017 8:50AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.22

Database last updated on: 6/30/2017 12:34 AM

© N. Harris Computer Corporation



REQUEST FOR ZONING COMMISSION HEARING REZONING

2216 NW Military Highway	CB5778 BLK / LOT 29 (Castle Hills Addition)			
Property Address	Legal Description			
The Christian School at Castle Hills	2216 N.W. Military Highway, 210-878-1003			
Applicant's Name	Address & Phone #			
Castle Hills Church	2220 N.W. Military Highway, 210-377-3030			
Property Owner	Address & Phone #			
ZONE "A" RESIDENTIAL - Christian Private Sch Practice Field	nool (18 Months – 12 th Grade) with Parking, Playground and			
Proposed Zoning District and Use of Building or Pr	roperty			
Please provide your written request for the Hearing	below.			
The Christian School at Castle Hills is requesting to read as follows:	ne City of Castle Hills to amend the zoning code Sec. 50-497			
Sec. 50-497 Uses that may be requested for de	esignation as special uses.			
(b) All districts except A districts. In any district except A, the following uses may be requested for designation as special uses:				
(1) General-care hospitals.(2) Religious and philanthropic institutions.(3) Nursing homes.				
(c) In all districts day nurseries, preschools, or kindergartens in conjunction with a public, private or Denominational school having a curriculum equivalent to grates 1 up to 12 may be requested for designation as a special use.				
Michael Dinkston	28 June, 2017			
SIGNATURE OF APPLICANT	DATE			
Quguest 1, 20/7 Date of Hearing				
Acceptance of application subject to review by City Staff				
Payment & Application Received by	Date $6/29/17$			
Payment & Application Received by JJ Signs given to Mike allee	6/29/17)			