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CASE NO: Z2002076 A

Zoning Commission continuance from May 21, June 18, 2002 City Council continuance from September 12, October 10, October 24 and November 14, 2002

Zoning Commission Meeting Date: August 06, 2002

Council District: 2

Ferguson Map: 619 C 3

Appeal: No

Applicant:

City of San Antonio

Owner

Theissen Family LTD Partnership, Rosillo Creek Inc.

Zoning Request:

From "I-1" General Industrial District to "C-2" Commercial District Lot 6, P-32B, P-32D, P-34 save and except the northwest 100 feet and all of P-32, Block 1, NCB 17322; and P-32A save and except the northwest 100 feet and all of P-33, NCB 17992. P-32C, P-34, P-34B, P-34C, P-63 save and except the northwest 100 feet, NCB 17993. From "I-1" General Industrial District to "R-6" Residential Single Family District P-38, P-38B and P-36B, NCB 12867

Property Location:

IH 10 East Expressway

South on IH 10 East, outside of Loop 410

Applicants Proposal:

Rezone this location to conform with the IH 10 East Expressway Corridor Perimeter Plan

Staff Recommendation:

Approval. The subject property is currently vacant and zoned "I-1" and is located south along the IH 10 East Expressway corridor, outside of Loop 410, east of Martindale Air Field. The IH 10 East Expressway Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.

Zoning Commission Recommendation:

Denial

VOTE

FOR	7
AGAINST	2
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2002076 A May 21, 2002

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District to "C-2" Commercial District, NCB 17322, Block 1, Lot 6 save and except the northwest 100 feet, and NCB 17322, P-32, NCB 17322, P-34, P-32D, P-32B, save and except the northwest 100 feet, NCB 17992, P-33, NCB 17992, P-34, P-32A, P-32C, P-34B, P-34C, P-63, save and except the northwest 100 feet and from "I-1" General Industrial District to "R-6" Residential Single-Family District, NCB 12867, P-38, P-38B and P-36B.

Staff represented the case

FAVOR

Janice Gangawer, 6242 Schrank Oaks, representing the Judson Independent School District, stated she is in favor of this request. She further stated this fits in the Corridor Plan. She feels this will enhance the diversity of other land uses and will allow smart growth.

Mary Ann Hajek, 2046 S. Foster Road, stated this plan would diversify smart growth for this area.

Thomas Gaffney, 115 St. Johnnathen, stated he supports this Corridor Plan.

Clifton Jefferson, 5706 Wave View, stated he attend several meetings regarding this Corridor Plan and is full support of this Plan.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner Martinez and seconded by Commissioner Morell to recommend a continuance until June 18, 2002.

1. Property is located on IH 10 Corridor.
2. There were 20 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

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AYES: Mehringer, Cardenas-Gamez, Kissling, Hophan, Clamp, McAden, Morell,
Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

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ZONING CASE NO. Z2002076 A June 18, 2002

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District to "C-2" Commercial District, Lot 6 save and except the northwest 100 feet, Block 1, NCB 17322 and P-32, NCB 17322, P-34, P-32D, P-32B, save and except the northwest 100 feet, NCB 17322, P-33, NCB 17992, P-32A, save and except the northwest 100 feet, NCB 17992, P-32C, P-34, P-34B, P-34C, P-63, save and except the northwest 100 feet, NCB 17993, from "I-1" General Industrial District to "R-6" Residential Single Family District, P-38, P-38B and P-36B, NCB 12867.

City Staff represented this case.

FAVOR

Janice Gangawer, 6242 Schrank Oaks, represent the I10 East Corridor Plan Group, stated they have worked on a plan that was adopted by the City in February 1999. She further stated they oppose to some of the zoning therefore they are requesting that Commission go along with what staff has recommended which is to down zoning these properties.

Thomas Gaffney, 115 St. John St., stated he seconds what Mrs. Gangawer stated.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Hophan to recommend approval.

AYES: Cardenas-Gamez, Kissling, McGowan, Hophan,

NAYS: Mehringer, McAden, Morell, Martinez

THE MOTION FAILED

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Kissling to recommend a continuance until August 6, 2002.

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1. Property is located on IH 10 East Corridor at South on IH 10 East, east of Loop 410.
2. There were 20 notices mailed, 2 returned in opposition and 0 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Cardenas-Gamez, Kissling, McGowan, Hophan, McAden,
Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

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ZONING CASE NO. Z2002076 A August 6, 2002

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District to "C-2" Commercial District, Lot 6 save and except the northwest 100 feet, Block 1, NCB 17322 and P-32, NCB 17322. P-34, P-32D, P-32B. save and except the northwest 100 feet, NCB 17322. P-33, NCB 17992, P-32A, save and except the northwest 100 feet, NCB 17992. P-32C, P-34, P-34B, P-34C, P-63, save and except the northwest 100 feet, NCB 17993 and from "I-1" General Industrial District to "R-6" Residential Single Family District P-38, P-38B and P-36B, NCB 12867.

City staff represented this case.

Roderick Sanchez, Assistant Director, stated Councilman Sanders initiated this case. He further stated the purpose of this request to rezone the IH 10 Corridor according to the IH 10 Perimeter Plan.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner McGowan seconded by Commissioner Hophan to recommend denial.

1. Property is located on IH 10 East Corridor at south on IH 10 East, outside of Loop 410.
2. There were 11 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Mehringer, Cardenas-Gamez, Kissling, McGowan, Hophan, Avila, Martinez
NAYS: McAden, Morell

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING September 12, 2002

City Council granted a continuance on this case until October 10, 2002.

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RESULTS OF COUNCIL HEARING October 10, 2002

City Council granted a continuance on this case until October 24, 2002.

RESULTS OF COUNCIL HEARING October 24, 2002

City Council granted a continuance on this case until November 14, 2002.

RESULTS OF COUNCIL HEARING November 14, 2002.

City Council granted a continuance on this case until December 12, 2002.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

ZONING Case # 22002076-A

TO: MAYOR AND COUNCIL

FROM: John Sanders, Council Member, District 2

COPIES TO: City Manager; City Clerk; City Attorney; Director of Development Services; Assistant Director of Development Services; Assistants to Mayor & Council; File

SUBJECT: Re-zoning of six Properties for Compliance with the Council Adopted IH10 East Corridor Perimeter Plan

DATE: January 24, 2002

I am requesting your support to direct the Development Services Department to prepare, and bring forward to the Zoning Commission for their recommendation and to the City Council for final action, the re-zoning of six properties. These properties are in the IH 10 East corridor and are in non-compliance with City Council's adopted IH10 East Corridor Perimeter Plan. (See attachments for location of these properties).

It is requested that all required notification for Commission and Council action be made simultaneously and placed on the March 19, 2002, Zoning Commission Agenda and the March 21, 2002, City Council Agenda.

My constituents of District 2 and I, thank you in advance for your consideration and support of this initiative.


John H. Sanders
Council Member, District 2

Ed Garza, Mayor

Enrique Barrera, Councilmember, District 6

Bobby Perez, Councilmember, District 1

Julian Castro, Councilmember, District 7

Toni Moorhouse, Councilmember, District 3

Bonnie Conner, Councilmember, District 8

Enrique Martin, Councilmember, District 4

Carroll W. Schubert, Councilmember, District 9

David A. Garcia, Councilmember, District 5

David Carpenter, Councilmember, District 10

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