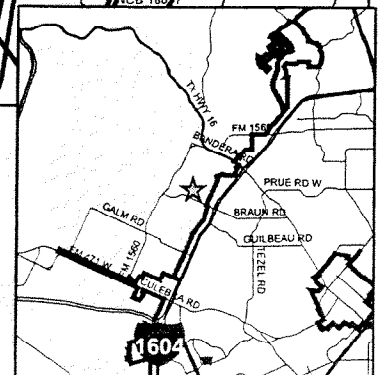


# **ZONING CASE: Z2002-253**

City Council District NO. 7  
 Requested Zoning Change  
 From: "DR" To "R-4,I-1"  
 Date: JANUARY 9, 2003  
 Scale: 1" = 900'

- Subject Property
- 200' Notification

T-8  
 p.546  
 D-4



# CASE NO: Z2002253

**Zoning Commission Meeting Date:** December 17, 2002

**Council District:** 8

**Ferguson Map:** 546 D-4

**Appeal:** No

**Applicant:**

Earl & Brown, P.C.

**Owner**

F.C. Properties One, Ltd.c/o First City Servicing Corporation

**Zoning Request:** From "DR" Development Reserve District to "R-4" Residential Single-Family District (112.77 acres) and "I-1" General Industrial District (96.95 acres).

209.72 acre tract of land out of CB 4479

**Property Location:**

Northeast side of Braun Road.

Northeast corner of Leslie Road and Braun Road

**Applicants Proposal:** To allow single-family residential and industrial uses

**Staff Recommendation:**

Approval. The property is vacant and located on the northeast side of Braun Road, a secondary arterial on the Major Thoroughfare Plan and Leslie Road. A 100 year flood plain will provide a buffer between the "R-4" Residential Single-Family District and "I-1" General Industrial District. A Land Use Plan was approved on January 6, 2002 by the City of Helotes.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

REFERENCE,  
237.22 ACRES  
(VOL. 7398, PG. 1699) R.P.R.

[illegible]

**Z2002253**

**ZONING CASE NO. Z2002253** December 17, 2002

Applicant: Earl & Brown, P. C.

Zoning Request: "DR" Development Reserve District to "R-4" Residential Single Family District (112.77 acres) and "I-2" Heavy Industrial District (96.95 acres).

**COMMISSIONER GRAU WAS RECUSED FROM THIS CASE.**

Ken Brown, 111 Soledad, representing the owner, stated they are proposing single-family residential and industrial uses. He stated he would like to amend his request from "I-2" to "I-1".

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Morell and seconded by Commissioner McAden to recommend approval of "R-4" on west and "I-1" on eastern tract.

1. Property is located on 209.72 acre tract of land out of CB 4479 on the northside of Braun Road.
2. There were 25 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial as requested and approval of "R-4".

**AYES: Martinez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

**RECUSED: Grau**

THE MOTION CARRIED.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

# DMc

Don McCrary & Associates, Inc.

Engineers and Surveyors

January 6, 2002

Project #: 02003

Cude MW Engineers LLC  
10325 Bandera Rd.  
San Antonio, TX 78250

Attn: Mr. Mike Cude, P.E.

Re: Land Use Plan on the Sheldon Property

Dear Mike:

Don McCrary and Associates, in the capacity of Helotes City Engineer, has completed its review of the Land Use Plan submitted on the referenced property. We have no objections to the plan as submitted.

We understand that this is only the first step in the development process. Therefore, the plan will be kept in our files until such time as you wish to continue. Please note that this in no way relieves your developer of his obligation to meet all requirements of the City of Helotes development codes. If you have any questions, feel free to contact us at your convenience.

Sincerely,



Edmond I. McNew, E.I.T.  
Vice President  
Don McCrary & Associates, Inc.

EM/ad