

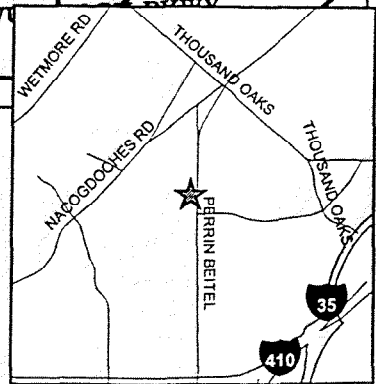
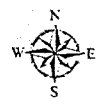
_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2002-270

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "C-3 NA & "I-1"
 Date: FEBRUARY 13, 2003
 Scale: 1"= 200'

[Shaded Box] Subject Property
 [Circle] 200' Notification

T-10
 p.568
 C-5



CASE NO: Z2002270

Staff and Zoning Commission Recommendation - City Council

Date: February 13, 2003

Zoning Commission Meeting Date: January 21, 2003

Council District: 10

Ferguson Map: 552 C4

Appeal: No

Applicant:

Jerry Arredondo

Owner:

Harry Eisenhauer

Zoning Request:

From "R-6" Residential Single-Family District to "C-3 NA" Commercial Non-alcoholic Sales District on the east 125 feet of Parcel 28A, NCB 15684, and to "I-1" General Industrial District on Parcels 28 and 28A save and except the east 125 feet of Parcel 28A, NCB 15684.

Parcel 28 and Parcel 28A, NCB 15684

Property Location:

10803 Perrin Beitel Road

Proposal:

To allow a business park that would include offices, plumbing and air conditioning contractor's facilities, and wholesale distributors

Neigh. Assoc. :

The Hills of Park North Neighborhood Association -- within 200 feet

Neighborhood Plan :

None

TIA Statement:

A traffic impact analysis is not required.

Staff Recommendation:

Denial, but Approval of "C-2".

The subject site is occupied by the last remaining house on a busy retail commercial strip. Adjacent tracts to the north and south, are zoned "C-2" Commercial and are occupied by office complexes fronting Perrin Beitel Road. Adjacent property to the west is zoned "I-1" General Industrial, but is insulated from the thoroughfare by the aforementioned existing office, commercial and residential uses to their east. A large residential neighborhood extends to the east beyond the general commercial uses across Perrin Beitel Road. Farther south is a tract zoned "MF-33" Residential Multi-Family District occupied by condominiums.

Office and retail development, rather than industrial uses, dominates this segment of Perrin Beitel Road. If the subject property is rezoned to such less restrictive zoning, a plethora of intensive uses that would likely have negative impacts on the adjacent office uses and nearby residences would be allowed. "C-2" Commercial zoning would be more compatible with surrounding zoning and would allow uses more in character with surrounding development than would "I-1" and "C-3 NA".

The applicant may want to consider requesting "C-2 C" Commercial District with a Conditional Use for only one specific use (such as a contractor's facility with limited and screened outdoor storage). Staff would recommend that (1) any proposed storage of materials and merchandise out-of-doors shall be roofed and completely screened from Perrin Beitel Road as well as from adjacent uses, and (2) that any and all loading areas shall be located at the rear of the proposed use.

Zoning Commission Recommendation:

Approval of "C-3 NA" for front 125 feet of the subject site, then "I-1" for the remainder of the subject site.

CASE MANAGER : Chris Looney 207-5889

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

FIELD NOTES

FOR

"C-3NA" COMMERCIAL DISTRICT

A 0.568 acre, (24,753.75 square feet) more or less, tract of land out of NCB 15684, City of San Antonio, Bexar County, Texas and being more particularly described as follows:

Beginning at a point on the west Right of Way line of Perrin Beitel Road, said point also being the southeast corner of the herein described tract and the northeast corner of Lot 4, Block 1, NCB 16862;

THENCE: N 89° 09' 53" W, 125.00 feet to a point for the southwest corner of said herein described tract;

THENCE: N 00° 51' 00" E, 198.03 feet along the west line of the herein dexribed tract to a point for the northwest corner;

THENCE: S. 89° 09' 53" E, 125.00 feet to a point on the west Right-of-Way line of Perrin Beitel Road for the northeast corner;

THENCE: S 00° 51' 00" W, 198.03 feet to the POINT OF Beginning and containing 0.568 acres (24,753.75 square feet) of land.

FIELD NOTES

FOR

"I-1" GENERAL INDUSTRIAL DISTRICT

A 0.823 acre, (35,849.88 square feet) more or less, tract of land out of NCB 15684, City of San Antonio, Bexar County, Texas and being more particularly described as follows:

Beginning at a point 125.00 feet, N 89° 09' 53" W from the west Right of Way line of Perrin Beitel Road, said point also being on the north line corner of Lot 4, Block 1, NCB 16862 and being the southeast corner of the herein described tract;

THENCE: N 89° 09' 53" W, 67.75 feet to a ½ inch iron rod;

THENCE: S 59° 01' 56" W, 133.17 feet to a ½ inch iron rod set for the southerly corner of the tract herein described;

THENCE: N. 00° 51' 00" E, 198.03 feet to a point for the northwest corner of herein described tract;

THENCE: N 59° 01' 56" E, 133.17 feet to a ½ inch iron rod set for the northerly corner of the tract herein described;

THENCE: S 89° 09' 53" E, 67.75 feet to a point for the northeast corner of herein described tract;

THENCE: S 00° 51' 00" W, 198.03 feet to the POINT OF BEGINNING and containing A 0.823 acre, (35,849.88 square feet) of land.

Z2002270

ZONING CASE NO. Z2002270 January 21, 2003

Applicant: Jerry Arredondo

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

Andy Guerrero, representing the applicant, stated they are requesting this change in zoning to allow a business park that would include offices, plumbing and air conditioning contractor's facilities and wholesale distributors. He stated he would like to amend his request to "C-3NA" and "I-1".

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 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 Grau and seconded by Commissioner Morell to recommend approval of "C-3NA" on 125 feet of the subject property fronting Perrin Beitel and "I-1" on the rest of the portion of the subject property.

1. Property is located on parcel 28 and Parcel 28A, NCB 15684 at 10803 Perrin Beitel Road.
2. There were 15 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends denial of "I-1" and approval of "C-2".

AYES: McAden, Grau, Kissling, McGowan, Hophan, Sherrill, Avila, Morell, Mehninger

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.