

## ZONING CASE: Z2003-034

City Council District NO. 10  
 Requested Zoning Change  
 From: "R-5" To "0-1"  
 Date: April 10, 2003  
 Scale: 1" = 200'

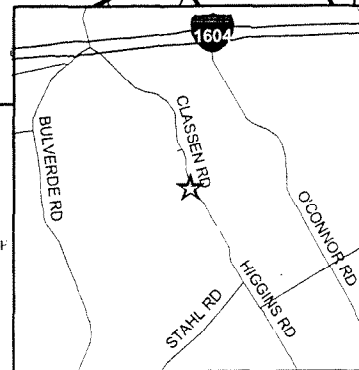
□ Subject Property

○ 200' Notification

T-10  
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 D-5



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# CASE NO: Z2003034

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 10, 2003

**Zoning Commission Meeting Date:** March 18, 2003

**Council District:** 10

**Ferguson Map:** 518 D5

**Appeal:** No

**Applicant:**

Roy Rosin/Joel Johnson

**Owner:**

Placid Investments Attn: Dale Kane

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" Office District

Lot 60, Block 20, NCB 17726

**Property Location:** Northwest corner of Classen Road and Knollcreek

**Proposal:** Proposed Office uses

**Neighborhood Association:** Knollcreek Home Owners Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. There is existing commercial zoning and commercial development to the south and east of this site. Classen Road is an arterial street. Knollcreek serves as a collector street.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2003034**

**ZONING CASE NO. Z2003034** March 18, 2003

Applicant: Roy Rosin, Joel Johnson

Zoning Request: "R-5" Residential Single Family District to "O-1" Office District.

Jerry Rankin, Aviation Department, stated this property does meet the requirements of the compatible land. He stated this property lies outside the noise contours. He feels this development would be suitable.

Joel Johnson, 11925 Starcrest, stated they are proposing to construct a 6,000 square foot office building on the subject property. He stated this development is compatible with the surrounding properties. He further stated they have met with the members of Knollcreek Neighborhood Association who are in support of this request.

Staff stated there were 35 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Knollcreek Homeowners Association.

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 McAden to recommend approval.

1. Property is located on 0.851 of an acre out of NCB 16051 at 8203 Leslie Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

**NAYS: None**

THE MOTION CARRIED.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO**  
**AVIATION DEPARTMENT**  
**Interdepartmental Correspondence Sheet**

**TO:** John Jacks, Zoning, Land Development Services Division  
**FROM:** Jerry Rankin, Airport Noise Mitigation  
**COPIES TO:** File  
**SUBJECT:** Zoning Case #Z2003034

**DATE:** March 7, 2003

The Aviation Department is in receipt of your request to review zoning case #Z2003034.

This property located on Knollcreek and Classen Road is approximately 4.41 miles north of Runway 3, which is a primary runway for San Antonio International Airport. The property listed, as Lot 60 Block 20 NCB 17726 is not located within any noise contours. The zoning request change from R5 to O2 meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this subdivision will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at 207-3471.

  
Jerry Rankin  
Airport Noise Mitigation