



# CASE NO: Z2003103

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 09, 2003

**Zoning Commission Meeting Date:** June 17, 2003

**Council District:** 3

**Ferguson Map:** 652 A7

**Appeal:** No

**Applicant:** Owner

Jim Burke, Burke Properties

Burke Properties, Ltd.

**Zoning Request:** From "MH" Manufactured Housing District to "C-2" Commercial District

43.2 acres out NCB 10979

**Property Location:** 3143 Military Drive

On the north side of S.E. Military Drive east of New Braunfels Avenue

**Proposal:** Commercial retail pad sites

**Neighborhood Association:** Highland Hills Neighborhood Association

**Neighborhood Plan:** South Central San Antonio Community Plan

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

**Staff Recommendation:**

Approval. The South Central San Antonio Community Plan calls for General Commercial at this location. The subject property has "R-4" zoning to the north and "C-2 and C-3" to the east and west, with "MR H" to the south. The proposed zoning conforms to the development scheme of the area, and will not have an adverse impact on the neighboring community.

**Zoning Commission Recommendation**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2003103**

**ZONING CASE NO. Z2003103** – June 17, 2003

Applicant: Jim Burke, Burke Properties

Zoning Request: "MH" Manufactured Housing District to "C-2" Commercial District.

Jim Burke, 4414 Pecan Grove, applicant, stated he is requesting this change in zoning to allow the subject property to be used as a commercial retail pad site.

David Monach, 8700 Crownhill, stated they have started the redevelopment in this area. He stated this commercial pad site would be consistent with the surrounding commercial uses. He further stated the community plan does not reflect its current uses and they are in the process of amending the plan. He feels this would be good for the community.

**OPPOSE**

Robert Elizondo, 3126 Lasse, stated his residence abuts the subject property. He is in opposition of this request. He expressed concerns with the high volume of traffic that will occur due to this development.

Josefa Tamez, 3234 Lasse, stated her residence also abuts the subject property. She also expressed concerns with the traffic congestion and drainage issues within this area.

**REBUTTAL**

David Monach, 8700 Crownhill, stated this is the first stage of revitalization on the South side and feels this development would be good for the community.

Staff stated there were 77 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from the Highland Hills Neighborhood 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 Hophan and seconded by Commissioner Cardenas-Gamez to recommend approval pending an amendment to the Community Plan.

**Z2003103**

1. Property is located on 44.5 acres out of NCB 10079 at 3143 Military Drive.
2. There were 77 notices mailed, 4 returned in opposition and 2 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden,  
Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.