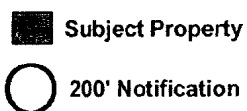


ZONING CASE: Z2004-001

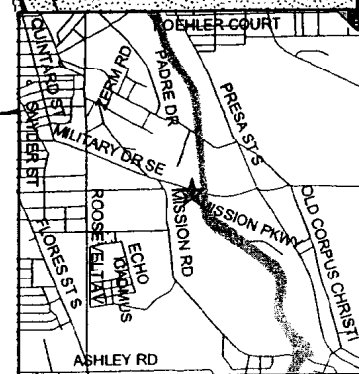
City Council District NO. 3
 Requested Zoning Change
 From: "R-6 H RIO-6" To "C-3 H RIO-6"
 Date: February 12, 2004
 Scale: 1" = 200'



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CASE NO: Z2004001

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 06, 2004

Council District: 3

Ferguson Map: 651 B8

Appeal: No

Applicant: Owner:

Mission Park Robert Tips

Zoning Request: From "R-6 H RIO-6" Single Family Residential Historic River Improvement Overlay District to "C-3 H RIO-6" General Commercial Historic River Improvement Overlay District

3.037 acres out of NCB 11175

Property Location: 1700 Military Drive

Southwest corner of Southeast Military Drive and the San Antonio River at the entrance to a cemetery

Proposal: To allow commercial development such as a car-wash

Neighborhood Association: Mission San Jose Neighborhood and Safety Committee and the East Pvron/Symphony Lane Neighborhood Association

Neighborhood Plan: None (The South Central San Antonio Community Plan is across Military Drive)

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The South Central San Antonio Community Plan, including area to the north of this site, has designated this section of Military Drive for General Commercial use. General Commercial use includes higher-intensity convenience retail or service uses as well as office/light commercial and neighborhood commercial uses. Development of this site with a General Commercial use is compatible with the development pattern along Military Drive and is complementary to the South Central San Antonio Community Plan.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2004001

ZONING CASE NO. Z2004001 – January 6, 2004

Applicant: Mission Park

Zoning Request: "R-6" H RIO-6 Residential Single Family Historic River Improvement Overlay District to "C-3" H RIO-6 General Commercial Historic River Improvement Overlay District

Val Dunis, 23645 N. Hwy. 281, representing the applicant, stated they are requesting this change in zoning to allow for commercial development. He stated at this time they are proposing a car wash facility in the near future on the subject property. He further stated their intent is to make it compatible with the existing uses.

Staff stated there were 8 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and East Pyron/Symphony Lane Neighborhood Association is in opposition.

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 Dutmer and seconded by Commissioner Kissling to recommend approval.

1. Property located on 3.037 acres out of NCB 11175 at 1700 Military Drive.
2. There were 8 notices mailed, 1 returned in opposition and 0 in favor
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, McAden, Avila, Peel

NAYS: Sherrill

ABSTAIN: Grau

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Fred Kaiser, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2004001
DATE: December 16, 2003

The property located at 1700 S.E. Military Drive, NCB 11175 Lot TR-R, is currently zoned "R-6 H RIO-6", Residential Single-Family, Historic District, River Improvement Overlay District 6. The applicant's request is to rezone the property to "C-3 H RIO-6" Commercial, Historic District, River Improvement Overlay District 6.

The Historic Preservation staff recommends approval of this request. This request is supported by the following guidelines for considering rezoning requests of Landmarks or in Historic Districts:

- Promote the general welfare of the community by fostering compatible land uses (35-333 a-1B).
- Permit only uses which would be compatible within these districts (35-333 a-1C).
- Encourage preservation of neighborhood integrity (35-333 a-2C).
- Zoning which preserves existing historic districts, landmarks, architecture, structures, trees, outstanding natural topography, and geologic features (35-333 a-3A).



Ann Benson McGlone
Historic Preservation Officer