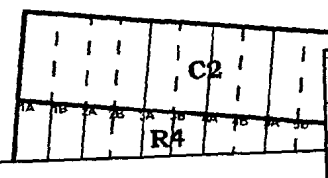
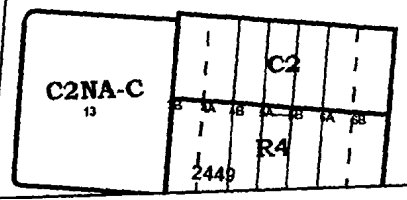
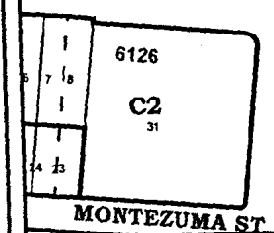
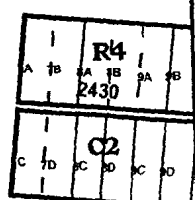
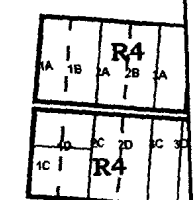
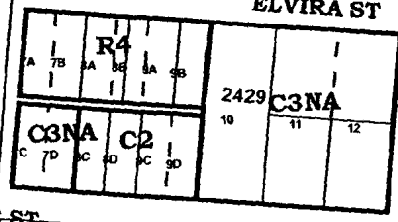
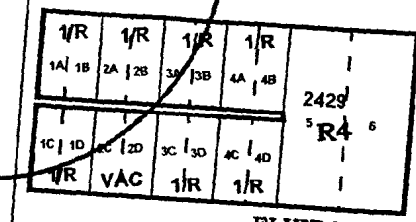
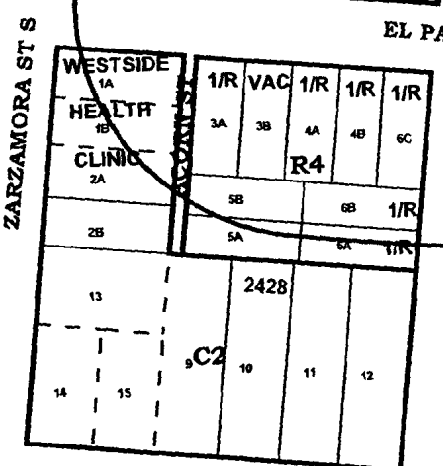
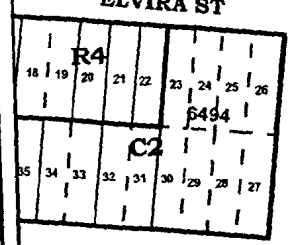
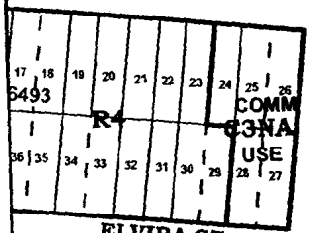
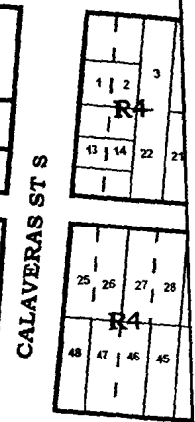
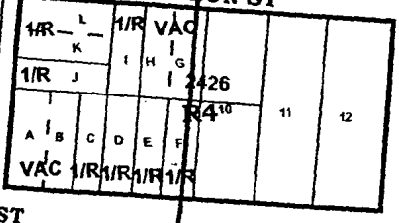
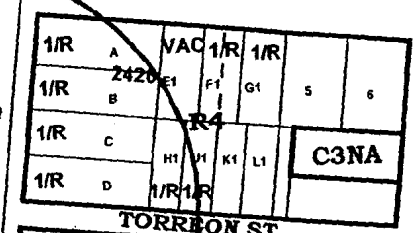
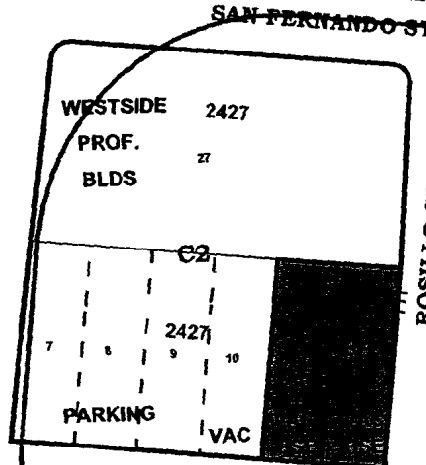
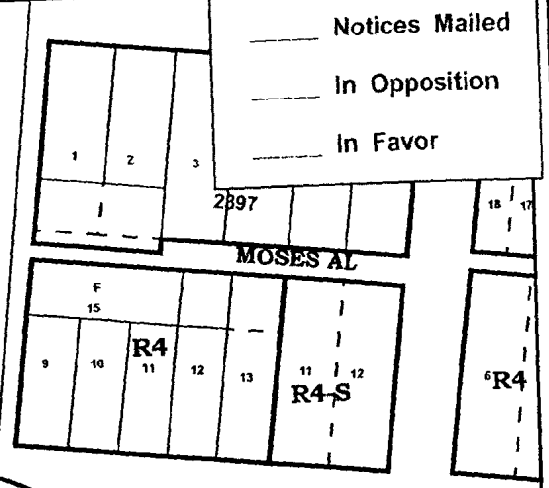
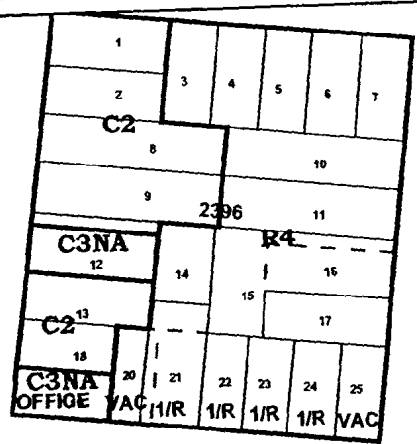


\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

6904

UNIVERSITY  
 C2-S  
 CENTER  
 COMMUNIT  
 HEALTH

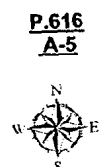
6904



# ZONING CASE: Z2003-215

City Council District No. 5  
 Requested Zoning Change  
 From: "R-4" To "O-1"  
 Date: February 12, 2004  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



# CASE NO: Z2003215

## Staff and Zoning Commission Recommendation - City Council

City Council Continuance from January 8, 2004 and from January 22, 2004

**Date:** February 12, 2004

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

**Council District:** 5

**Ferguson Map:** 616 A6

**Appeal:** No

**Applicant:**

Jack in the Box, Inc.

**Owner:**

Multiple

**Zoning Request:** From "R-4" Residential Single-Family District to "O-1" Office District  
Lots 11 and 12, Block 1, NCB 2427

**Property Location:** 2403 El Paso Street

Northwest corner of El Paso St. and S. Rosillio St.

**Proposal:** To allow for construction of a noncommercial parking lot.

**Neighborhood Association:** Prospect Hill Neighborhood Association and Avenida Guadalupe Association Inc.  
None

**Neighborhood Plan:**

**TIA Statement:** A Level One Traffic Impact Analysis was provided. The Development Services Engineering Division reviewed the analysis and concluded that the analysis is in compliance with TIA 91700.

### Staff Recommendation:

Approval. Demolition of the existing structures on the subject property and replacement with a parking lot will not harm the adjacent area. The new vehicle access point on El Paso Street will not cause excessive traffic on El Paso.

### Zoning Commission Recommendation:

Approval

### VOTE

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2003215**

**ZONING CASE NO. Z2003215** – November 18, 2003

Applicant: Jack in the Box

Zoning Request: "R-4" Residential Single Family District to "O-1" Office District.

Nancy Waldman, 814 Arion Parkway, representing the applicant, stated they are purposing to construct a parking lot on the subject property. She stated she is in support of staff recommendation.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from the Prospect Hill and Avenida Guadalupe 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lots 11 and 12, NCB 2427 at 2403 El Paso Street.
2. There were 39 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF COUNCIL HEARING** January 8, 2004

City Council granted a continuance until January 22, 2004

**RESULTS OF COUNCIL HEARING** January 22, 2004

City Council granted a continuance until February 12, 2004

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

**CITY OF SAN ANTONIO**  
**Public Works Department**

**Interdepartment Correspondence Sheet**

TO: Roderick Sanchez (Assistant Director DSD) Zoning Department

FROM: Development Services Engineering Division

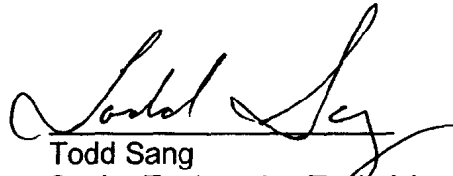
COPIES TO: File

SUBJECT: Jack in the Box, Z2003215 Level I T.I.A.

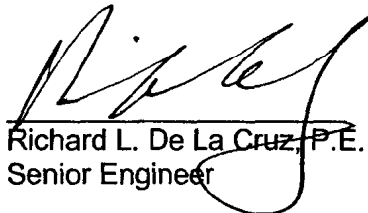
Date: October 29, 2003

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the proposed Jack in the Box at the intersection of Zarzamora and El Paso. The analysis is in compliance with TIA 91700.

Proposed to consist of a fast-food restaurant with a drive-through, this development is expected to generate 125 peak hour trips. The site will share access with an adjacent medical office building using existing driveways on Zarzamora and Rosillo. A new shared driveway is proposed on El Paso.

  
Todd Sang  
Senior Engineering Technician

Approved by:

  
Richard L. De La Cruz, P.E.  
Senior Engineer

TS/RLD  
ID 2003TIA0778