

CASE NO: Z2004102 S

Staff and Zoning Commission Recommendation - City Council

Date: June 10, 2004

Zoning Commission Meeting Date: May 18, 2004

Council District: 6

Ferguson Map: 612 A2

Appeal: No

Applicant: Owner

City of San Antonio Multiple Owners

Zoning Request: From R-6 Residential Single-Family District to C-2 Commercial District on Parcel 1 D, NCB 34392; C-3 General Commercial District on Parcel 24 and 24 A, NCB 34392 and Parcel 14 and 14 A, NCB 34400; C-2 C Commercial District with a Conditional Use for a Recreational Vehicle Park on Lot 1, Block 1 NCB 34392F and Parcel 24 B, NCB 34392; and MF-25 on 1.155 acres out of NCB 34392 F

Property Location: 1100 Block of West Loop 1604 N

Southeast corner of West Military Drive and Loop 1604

Proposal: To apply appropriate zoning classification to property annexed in 2000

Neighborhood Association: Oak Creek Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. These properties were part of an annexation in 2000. It is the policy of the city to rezone annexed property to an appropriate zoning classification. The subject properties are currently zoned R-6. The subject properties include vacant land and one Recreational Vehicle Park. The parcels are located at the intersection of two major thoroughfares. The Recreational Vehicle Park was in existence prior to the 2000 annexation.

The proposed zoning is appropriate given the location and proximity to the commercial node.

Zoning Commission Recommendation

Approval of C-2 on the southernmost tract, C-2 on the northwest corner, and C-2 C for the property occupied by the RV Park

CASE MANAGER : Richard Ramirez 207-5018

| <u>VOTE</u> | |
|-------------|---|
| FOR | 8 |
| AGAINST | 1 |
| ABSTAIN | 0 |
| RECUSAL | 0 |

Z2004102 S

ZONING CASE NO. Z2004102 S – May 18, 2004

Applicant: City of San Antonio

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District on Parcel D, NCB 34392, "C-3" General Commercial District on Parcel 24 and 24A, NCB 34392 and Parcel 14 and 14A, NCB 34400 and "C-3" S General Commercial District with a Specific Use Authorization for a Recreational Vehicle Park on Lot 1, Block 1, NCB 34392F and Parcel 24B, NCB 34392.

City staff represented this case.

Joe Stubblefield, 1218 Euclid, representing the owner, stated they preparing a master plan for the development of the area in the flood plain. He stated with the expansion of 1604 the water in the flood plain would be reduced. This would be a mixed-use development with commercial with hotel units with appropriate parking. The other request would be 24 units of housing, fourplex units with a pavilion in the middle.

Staff stated there were 58 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and Oak Creek 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 Peel and seconded by Commissioner Dutmer to recommend approval of "C-2" on P-14A, "C-2" P-10 and "C-2"C for a recreational vehicle park.

1. Property is located on 1100 Block of West Loop 1604 N.
2. There were 58 notices mailed, 5 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dixon, Sherrill, Avila,
Stribling, Peel**

NAYS: Dutmer

THE MOTION CARRIED

Z2004102 S

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.