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CASE NO: Z2004132 C

Staff and Zoning Commission Recommendation - City Council

Date: June 24, 2004

Zoning Commission Meeting Date: June 15, 2004

Council District: 2

Ferguson Map: 618 E2

Appeal: No

Applicant:

San Antonio Food Bank

Owner:

Ben Tal Family Trust

Zoning Request: From "R-5" Residential Single-Family to "L" Light Industrial District on 0.26 acres out of NCB 10597 and 1.73 acres out of NCB 10598 and from "R-5" Residential Single Family to "C-3 C" General Commercial District with Conditional Use for a Food Bank Distribution Center on 1.48 acres out of NCB 10598

3.47 acres out of NCB 10598 and NCB 10597

Property Location: On the north side of Dietrich Road 660 feet west of Seaboard Street

Proposal: For a new warehouse facility

Neighborhood Association: None

Neighborhood Plan: Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The Arena District / Eastside Community Plan Land Use calls for a portion of the subject property to be Open Space / Park. The requested zoning is inconsistent with Arena District / Eastside Community Plan. Industrial uses along Dietrich Road will result in an increase of industrial truck traffic through the residential neighborhood and nearby school. Industrial truck traffic should be limited to major thoroughfares and expressways.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR 8

AGAINST 1

ABSTAIN 0

RECUSAL 1

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ZONING CASE NO. Z2004132 – June 15, 2004

Applicant: San Antonio Food Bank

Zoning Request: "R-5" Residential Single-Family to "L" Light Industrial District on 0.26 acres out of NCB 10597 and 1.73 acres out of NCB 10598 and from "R-5" Residential Single Family to "C-3" C General Commercial District with Conditional Use for a Food Bank Distribution Center on 1.48 acres out of NCB 10598

Alan Linkskog, 11550 IH 10, representing the applicant, stated they are requesting this change in zoning is to allow for a new warehouse facility for San Antonio Food Bank. He stated their request is inconsistent with the neighborhood plan however they submitted a neighborhood plan amendment and was presented to the Planning Commission, which was approved. He stated they would also be providing a 30-foot landscape buffer all along the property line.

Eric Cooper, representing the Director of the San Antonio Food Bank, stated they have been at their current location for approximately 11 years and through the years they have grown. They are requesting this change in zoning for a new warehouse facility on the subject property. He stated they have been in contact with the surrounding property owners who are in support of this request.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and staff has received 9 letters expressing their support.

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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to find inconsistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

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RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 3.47 acres out of NCB 10598 and NCB 10597 on the north side of Dietrich Road 660 feet west of Seaboard Street.
2. There were 26 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

NAYS: Stribling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.