

CASE NO: Z2004090 S

Staff and Zoning Commission Recommendation - City Council

Date: June 24, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 5

Ferguson Map: 650 D4

Appeal: No

Applicant:

William Gonzaba M. D. / Gonzaba
Medical Group

Owner:

William Gonzaba M. D.

Zoning Request: From R-6 Residential Single-Family District to C-1 S Light Commercial District with a Specific Use Authorization for a Parking Lot - Noncommercial
1.51 acres out of NCB 7899

Property Location: 717 Pleasanton Road

Proposal: Parking lot for medical center across Pleasanton Road

Neighborhood Association: None

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The requested zoning is consistent with the South Central San Antonio Community Plan's recommendation for office, light commercial, and medium-high density residential land use. The subject property has been used as parking for the Gonzaba Medical Group since 1987 which is located immediately across Pleasanton Road. The applicant is requesting a zoning change for the extension of the existing parking and future development of medical offices and physical therapy. The South Central San Antonio Community Plan recognizes the Gonzaba Medical Group as an asset for the community. The Plan also calls for the attraction of additional medical clinics and enhancement of existing clinics to provide health services. Considering the close proximity of the adjacent residences, the following conditions are recommended:

1. A fifteen (15) foot buffer with Type B plant materials shall be constructed and maintained along the property line of adjoining residentially zoned lots.
2. A six (6) foot solid screen fence shall be constructed and maintained along the property line of adjoining residentially zoned lots.
3. Exterior lighting fixtures shall not emit a significant amount of fixture total output above a vertical cut-off angle of ninety degrees.

Zoning Commission Recommendation:

Approval with staff conditions

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

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ZONING CASE NO. Z2004090 – June 1, 2004

Applicant: William Gonzaba M. D./Gonzaba Medical Group

Zoning Request: "R-6" Residential Single Family District to "C-1" S Light Commercial District with a Specific Use Authorization for a Parking Lot – Noncommercial.

Marshall Luda, representing the applicant, stated they are requesting this change in zoning to allow for a parking lot for their patients.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

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 Dixon to find consistency of the neighborhood plan.

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dixon to recommend approval with the following conditions: 1.) A fifteen (15) foot buffer with Type B plant materials shall be constructed and maintained along the property line of adjoining residentially zoned lots; 2.) A six (6) foot solid screen fence shall be constructed and maintained along the property line of adjoining residentially zoned lots and 3.) Exterior lighting fixtures shall not emit a significant amount of fixture total output above a vertical cut-off angle of ninety degrees.

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1. Property is located on 1.51 acres out of NCB 7899 at 717 Pleasanton Road.
2. There were 28 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Dutmer, Dixon, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.