

ZONING CASE: Z2004-130 C

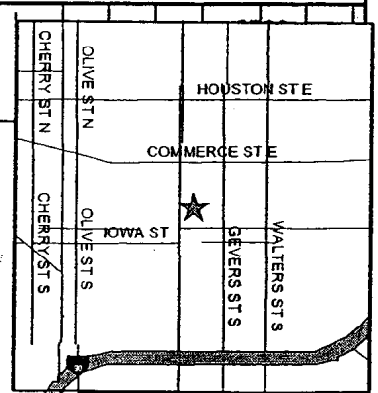
City Council District No. 2
 Requested Zoning Change
 From: RM-4 To RM-4 C
 Date: August 12, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

C-6
 p.617



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 (A. Z.)



CASE NO: Z2004130 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from June 15, 2004

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 2

Ferguson Map: 617 C6

Appeal: No

Applicant:

Bexar County Teachers Federal Credit Union

Owner:

Bexar County Teachers Federal Credit Union

Zoning Request: From RM-4 Residential Mixed District to RM-4 C Residential Mixed District with a conditional use for a Federal Credit Union

Lot 3, Block 8, NCB 1508

Property Location: 218 Connelly Street

On the eastside of Connelly Street between Dakota Street and Nevada Street

Proposal: To construct a new Bexar County Teachers Federal Credit Union facility

Neighborhood Association: None

Neighborhood Plan: Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The land use plan calls for medium density residential. Single family homes, accessory dwellings, cottage homes and town homes. The applicant applied for a plan amendment and was heard by the Planning Commission on July 14, 2004 (recommended approval). The plan amendment has been forwarded by the Planning Commission to the City Council for consideration on August 12, 2004. The Neighborhood and Urban Design Division staff recommends approval of the Master Plan Amendment.

Denial. The subject property is vacant and adjacent to RM-4 Residential Mixed District to the north, west, across Connelly Street to the east and C-2NA Commercial Nonalcoholic Sales District to the south (Existing Bexar County Teachers Federal Credit Union). If the plan is amended, the RM-4 C Residential Mixed District with a conditional use for a Federal Credit Union would be appropriate considering the location and mixed-use development pattern in the area.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2004130 – June 15, 2004

Applicant: Bexar County Teachers Federal Credit Union

Zoning Request: "RM-4" Residential Mixed District to "C-2NA" Commercial
Nonalcoholic Sales District.

Windsor Tanner, 343 Connelly Street, stated he would like to amend their request to "RM-4" C. He stated they are requesting this change in zoning to allow for a bank on the subject property.

(Chairman Martinez requested the minutes reflect 3 citizens in the audience that were recognized in support of this zoning change, however the citizen did not speak.)

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Dixon and seconded by Commissioner Avila to find inconsistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner McAden to recommend approval of "RM-4" C for a bank.

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1. Property is located on Lot 3, Block 8, NCB 1508 at 218 Connelly Street.
2. There were 26 notices mailed, 4 returned in opposition and 5 in favor.
3. Staff recommends denial.

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

NAYS: None

ABSTAIN: Kissling

THE MOTION CARRIED.

ZONING CASE NO. Z2004130 C – July 6, 2004

Applicant: Bexar County Teachers Federal Credit Union

Zoning Request: "RM-4" Residential Mixed District to "RM-4" C Residential Mixed District with Conditional Use for a Federal Credit Union.

Priscilla Armstead, 617 Caden Street, stated on June 15, 2004 Zoning Commission Meeting they had amended their original request to "RM-4" C. She stated their intent is to construct a new Bexar County Teachers Federal Credit Union Facility on the subject property.

John Jacks, Acting Planning Manager, stated they would make a recommendation to City Council that should this case be approved the following conditions would apply:

1. 6-foot solid screen fence should be located on the property line where it adjoins the residential use.
2. Landscape buffering between this use and any residential properties.
3. Signage should be limited to three square foot sign.
4. The hours of operation are limited from 7am to 6pm.
5. Structure be build in character with the surrounding properties.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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.

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FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Kissling to find inconsistent of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Dutmer to recommend approval contingent on the plan amendment with the following conditions: 1. 6-foot solid screen fence should be located on the property line where it adjoins the residential use; 2. Landscape buffering between this use and any residential properties; 3. Signage should be limited to three square foot sign; 4. The hours of operation are limited from 7am to 6pm; and 5. Structure be build in character with the surrounding properties.

1. Property is located on Lot 3, Block 8, NCB 1508 at 218 Connelly Street.
2. There were 31 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing