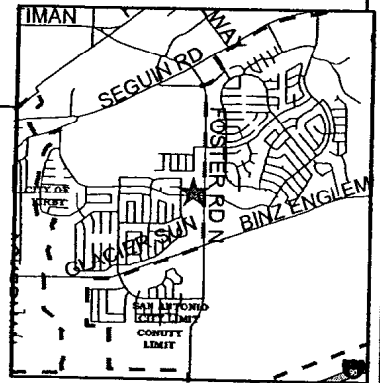


ZONING CASE: Z2003-240

City Council District NO. 2
 Requested Zoning Change
 From: R-6 To C-2
 Date: September 9, 2004
 Scale: 1" = 300'

■ Subject Property
 ○ 200' Notification

T-0
 P.585
 D-7
 N
 W
 E
 S
 C:\DEC_2_2003
 (A.Z.)



CASE NO: Z2003240

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from July 20, 2004

Date: September 09, 2004

Zoning Commission Meeting Date: August 03, 2004

Council District: 2

Ferguson Map: 585 D6

Appeal: No

Applicant:

Earl & Associates, P. C.

Owner:

Gilx Development Company (R. J. Gilbert,
President)

Zoning Request: From R-6 Residential Single-Family District to C-2 Commercial District

Parcel 40, NCB 16611 and Parcel 36, NCB 16612

Property Location: North Foster Road at Summer Fest Drive

The northwest and southwest corners of the intersection of North Foster
Road and Summer Fest Drive

Proposal: Shopping centers with parking lots

**Neighborhood
Association:** Sunrise Neighborhood Association

Neighborhood Plan: IH-10 East Corridor Perimeter Plan

TIA Statement: A Level 2 Traffic Impact Analysis was submitted as required

Staff Recommendation:

Inconsistent. The IH-10 East Corridor Perimeter Plan calls for residential and neighborhood commercial uses at these two locations. The applicant has applied for a plan amendment which was considered and approved by the Planning Commission on April 14, 2004 meeting. The plan amendment has been forwarded to the City Council for consideration September 9, 2004.

Denial. Inconsistent with the IH-10 East Corridor Perimeter Plan. If the plan is amended, staff recommends approval. The subject property is comprised of two separate parcels, both undeveloped and situated east of a single-family residential subdivision. An auto repair facility and single-family neighborhood exist north of the subject property and a church is located to the south. Vacant land exists east of the property, outside of the San Antonio City limits. C-2 zoning would be appropriate however on a much smaller scale immediately at the intersection of Summerfest and North Foster Road. C-1 zoning would be an appropriate buffer between residential to the west and smaller tracts of C-2 zoning at the intersection.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2003240

ZONING CASE NO. Z2003240 – July 20, 2004

Applicant: Earl & Associates, P. C.

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Buck Benson, 111 Soledad, representing the owner, stated they are proposing to develop a shopping center with a parking lot on the subject property. He stated he has met with Sunrise Neighborhood Association to present his proposal and they are in support of this request.

Staff stated there were 80 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and Sunrise Neighborhood Association is 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 Dutmer to find inconsistency of the neighborhood plan.

AYES: Grau, Cardenas-Gamez, Dutmer, Dixon, 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 Cardenas-Gamez to recommend a continuance until August 3, 2004.

1. Property is located on Parcel 40, NCB 16611 and Parcel 36, NCB 16612 at North Foster Road at Summer Fest Drive.
2. There were 80 notices mailed, 3 returned in opposition and 0 in favor.
3. Staff recommends denial.

Z2003240

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2003240 – August 3, 2004

Applicant: Earl & Associates, P. C.

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Buck Benson, 111 Soledad, representing the owner, stated they are requesting this change in zoning to allow for commercial use. He stated he has met with the representatives from Sunrise Neighborhood Association and have agreed to prohibit certain uses.

Staff stated there were 80 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor and Sunrise Neighborhood Association is 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 Dutmer to find inconsistency of the neighborhood plan.

**AYES: Martinez, Grau, 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 Dutmer to recommend approval.

Z2003240

1. Property is located on Parcel 40, NCB 16611 and Parcel 36, NCB 16612 at North Foster Road at Summer Fest Drive.
2. There were 80 notices mailed, 3 returned in opposition and 2 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, 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.