

ZONING CASE: Z2004-182

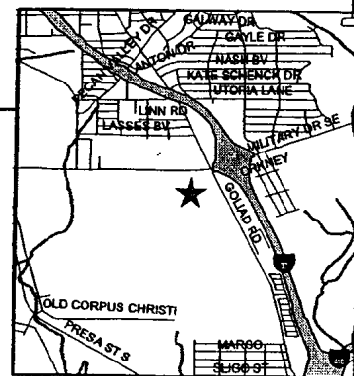
City Council District NO. 3
 Requested Zoning Change
 From: MR, MR HS To C-3, C-3 HS
 Date: September 9, 2004
 Scale: 1" = 700'

Subject Property
 200' Notification

A-8
 p.652



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 (A.Z.)



CASE NO: Z2004182

Staff and Zoning Commission Recommendation - City Council

Date: September 09, 2004

Zoning Commission Meeting Date: August 17, 2004

Council District: 3

Ferguson Map: 651 F8

Appeal: No

Applicant:

Owner:

Brooks Development Authority % Kirk King

Brooks City Base

Zoning Request: From MR Military Reserve District to C-3 General Commercial District and MR-HS Military Reserve District Historic Significant to C-3 HS General Commercial District Historic Significant

152.7 acre tract of land out of NCB 10921

Property Location: Southeast Military Drive and Goliad Road

Southwest Corner of Southeast Military Drive and Goliad Road

Proposal: Retail/Commercial Center with a mixture of business and office uses

Neighborhood Association: Highland Hills Neighborhood Association (Within 200 feet) and The Southeast Highland Hills Good Neighbor Crime Watch

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis was required and has been reviewed by the City of San Antonio.

Staff Recommendation:

Approval. The subject property is undeveloped and located at the intersection of two major thoroughfares, Southeast Military Drive and Goliad Road. Subject property is adjacent to MR Military Reserve District to the west, south and located within the Brooks City Base property. The proposed C-3 General Commercial District would be appropriate at this location, a major commercial node.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004182

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Pedro Vega, Development Services Department
FROM: Ann Benson McGlone, Historic Preservation Officer
COPIES: Roderick Sanchez, Assistant Director; File
SUBJECT: Zoning Case Z2004182
DATE: August 30, 2004

The property located at Southeast Military Drive and Goliad Road, 152.7 acres out of NCB 10921, is currently zoned "MR" Military Reserve District and "MR HS" Military Reserve, Historic Significant. The applicant's request is to rezone the property to "C-3" General Commercial District and "C-3 HS" General Commercial District, Historic Significant.

The Historic Preservation staff recommends approval of this request. It should be recognized that a portion of this property is designated as Historic Significant. Historic Significant Landmarks are those considered to be important and they contribute to the character of the city.

Building 538, 3250 Sidney Brooks, Brooks City-Base, is significant due to its association with people and events of both local and national significance. In 1927, Building 358 became the first permanent building constructed at Brooks Field, and is historically significant because from 1927-31 it housed the School of Aviation Medicine (SAM), an institution of national significance in the evolution of aerospace medicine. The building is also associated with the "Father of Instrument Flying," William C. Ocker, an aviation pioneer who served at Brooks Field from 1928-1931, and was supported in blind flying experiments by SAM Staff.

Any development that occurs on this property should respect the importance of the historic building. The Historic and Design Review Commission will review the site plan of any planned develop to ensure that the historic building will not be adversely affected.



Ann Benson McGlone
Historic Preservation Officer

Z2004182

ZONING CASE NO. Z2004182 – August 17, 2004

Applicant: Brooks Development Authority

Zoning Request: “MR” Military Reserve District to “C-3” General Commercial District
and “MR-HS Military Reserve District Historic Significance to “C-3”
H S General Commercial District Historic Significant.

Tom Ramoora, representing the applicant, stated the purpose of this zoning change is to allow development of retail, commercial center on the subject property. He stated they are a number of other developments and improves that are in process to better serve the community. He feels this development would be a positive thing for their future growth.

FAVOR

Mary Wallace, 438 Kate Schenck, Chairman of Highland Community Alliance, stated they are in support of this development. She stated they have met with the applicant and review their plans. She stated her only concern is the increase in traffic. She stated she supports new growth for the southeast side that would enhance the community.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Highland Hills Neighborhood Association. The Southeast Highland Hills Good Neighbor Crime Watch 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.

COMMISSION ACTION

The motion was made by Commissioner Dixson and seconded by Commissioner Grau to recommend approval.

1. Property is located on 152.7-acre tract of land out of NCB 10921 at Southeast Military Drive and Goliad Road.
2. There were 18 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

Z2004182

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.