

☐ Notices Mailed
☐ In Opposition
☐ In Favor

ZONING CASE: Z2004-192

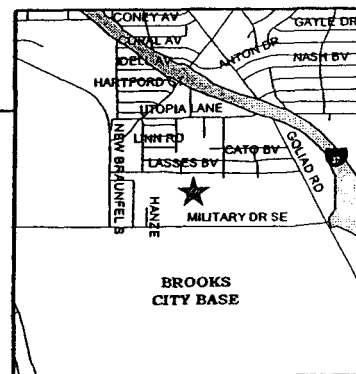
City Council District NO. 3
 Requested Zoning Change
 From: "C-2" To "C2C"
 Date: October 14, 2004
 Scale: 1" = 300'

Subject Property
 200' Notification

F-7
 p.651



C:\Jul_6_2004
 (A.Z.)



CASE NO: Z2004192 C

Staff and Zoning Commission Recommendation - City Council

Date: October 14, 2004

Zoning Commission Meeting Date: September 07, 2004

Council District: 3

Ferguson Map: 651 F7

Appeal: No

Applicant: Owner

Brooks Corner Phase Two, L. P.

Brooks Corner Phase Two, L. P.

Zoning Request: From C-2 Commercial District to C-2 C Commercial District with a Conditional Use for a Home Improvement Center

14.71 acres out of NCB 10979

Property Location: 3143 S. E. Military Drive

On the north side of Military Drive west of Goliad Road

Proposal: To accommodate a retail home improvement center

Neighborhood Association: Highland Hills Neighborhood Association

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required. (Previously submitted and approved.)

Staff Recommendation:

Consistent.

The land use category for the subject property is General Commercial.

Approval. The subject property is located on a major arterial and within a major commercial node. The requested zoning is a transitional zoning to the multi-family zoning to the west and the commercial zoning to the east. The zoning is compatible with the development trend and zoning in the area.

Staff recommends the following conditions:

1. A Type C buffer as stated in Article V, Division 3, Section 35-510 shall be maintained, adjacent to the residential zoning to the north
2. Lights shall be directed downward and away from adjacent property, and
3. There shall be no storage of materials out-of-doors.

Zoning Commission Recommendation

Approval with the following conditions: 1. A Type C buffer as stated in Article V, Division 3, Section 35-510 shall be maintained, adjacent to the residential zoning to the north

2. Lights shall be directed downward and away from adjacent property, and
3. There shall be no storage of materials out-of-doors.

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR 10

AGAINST 0

ABSTAIN 1

RECUSAL 0

Z2004192 C

ZONING CASE NO. Z2004192 C – September 7, 2004

Applicant: Brooks Corner Phase Two, L. P.

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with a Conditional Use for a Home Improvement Center.

David Monnich, 8700 Crownhill, representing the owner, stated they have been working with City staff on this project for approximately 3 years now. Phase I of this project was the development of the new Target Store in March. They are proposing to develop a retail home improvement center on the subject property, which is Phase II of this project. They would also provide trees with 100% recycled water for all of their irrigation. They have also worked on maintain a 200 foot greenbelt buffer all along rear of the project. He further stated they have also agreed with staff recommendations of: 1. A Type C buffer as stated in Article V, Division 3, Section 35-510 shall be maintained; 2. Lights shall be directed downward and away from adjacent property and 3. There shall be no storage of materials out of doors.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Highlands Hills 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 Dutmer and seconded by Commissioner Grau to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

Z2004192 C

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval with the staff recommendations: 1. A Type C buffer as stated in Article V, Division 3, Section 35-510 shall be maintained; 2. Lights shall be directed downward and away from adjacent property and 3. There shall be no storage of materials out of doors.

1. Property is located on 14.71 acres out of NCB 10979 at 3143 S. E. Military Drive.
2. There were 21 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Kissling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.