



CASE NO: Z2004112 S C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from May 18, 2004, June 1, 2004 and June 15, 2004
City Council continuance from September 9, 2004

Date: October 14, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 8

Ferguson Map: 548 D6

Appeal: No

Applicant:

Jerry Arredondo

Owner:

William E. Hooks, Jr.

Zoning Request: From C-3 General Commercial District and C-2 Commercial District to C-3 S C General Commercial District with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres (0.619 acres), C-2 C Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres (2.754 acres) and C-2 C Commercial District with a Conditional Use for a office warehouse (1.049 acres)

4.422 acres out of NCB 14702

Property Location: 9000 Block of Huebner Road and Oakland Road

Northwest side of Huebner Road (199.73 feet) and northeast side of Oakland Road (452.26 feet)

Proposal: Mini-storage facility exceeding 2.5 acres and office warehouse

Neighborhood Association: Oakland Estates Neighborhood Association

Neighborhood Plan: Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Inconsistent. The Oakland Estates Neighborhood Plan (adopted August, 2000) does not have a formal Land Use Plan represented through a land use map, however, the Neighborhood Plan textually identifies land use goals for the neighborhood. The land use goals outlined in the Neighborhood Plan indicate a desire to retain the existing zoning. The Plan supports commercial zoning at the Huebner-Babcock node, with a desire for 25 foot buffers (which are greater than that required by the UDC) and solid fencing/walls against residential properties. However, the subject property is outside this commercial node, and is located near the intersection of an arterial and a collector street (Oakland Road). The Plan also recognizes the desire to preserve the natural, rural setting with regard to preservation of natural vegetation. The plan amendment has been forwarded to the City Council for consideration on September 9, 2004.

Denial. Inconsistent with The Oakland Estates Neighborhood Plan. If the plan is amended, staff recommends approval. The subject property is located on Huebner Road, a primary arterial, serving as a major thoroughfare in northwest San Antonio. The subject property is adjacent to C-3 General Commercial District to the southwest, C-2 Commercial District to the northeast and R-20 Residential Single-Family District to the northwest. The current C-2 Commercial District is more appropriate considering the location and single-family neighborhood directly to the northwest and northeast. C-2 C with the conditional use will maintain consistency with the plan.

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Staff recommends the following conditions: 1. A Type F (40 foot) buffer adjacent to residential zoned parcels. 2. A Type B (15 foot) buffer, and no ingress/egress along Oakland Road. 3. A Type C (15 foot) buffer along Huebner Road. 4. A Type E (30 foot) buffer adjacent to the C-2 Commercial District. 5. All on-site lighting is directed onto the site using 90 degree or less cut-off fixtures.

Zoning Commission Recommendation:

Approval with the following conditions: 1. A Type F (40 foot) buffer adjacent to residential zoned parcels 2. A Type B (15 foot) buffer and egress only along Oakland Road. 3. A Type C (15 foot) buffer along Huebner Road 4. All on-site lighting is directed onto the site using 90 degree or less cut-off fixtures.

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR .9

AGAINST 0

ABSTAIN 0

RECUSAL 0

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ZONING CASE NO. Z2004112 S – May 18, 2004

Applicant: Jerry Arredondo

Zoning Request: "C-2" Commercial District to "C-3NA" S General Commercial
Nonalcoholic Sales District with a Specific Use Authorization for a Mini-
Storage Facility exceeding 2.5 acres.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated he would like to request a two-week continuance. He stated they have been working with the neighborhood association and need more time to address their concerns.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and Oakland Estates Neighborhood Association is in opposition.

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 Stribling and seconded by Commissioner Grau to recommend a continuance until June 1, 2004.

1. Property is located on Lot 2 and Lot 40, Block 2, NCB 14702 at 9000 Block of Huebner Road and Oakland Road.
2. There were 19 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "C-2" C.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2004112 S – June 1, 2004

Applicant: Jerry Arredondo

Zoning Request: "C-3" General Commercial District and "C-2" Commercial District to
"C-3NA" S General Commercial Nonalcoholic Sales District with Specific
Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Jerry Arredondo, 9901 IH 10, representing the owner, stated they are requesting this change in zoning to allow for a mini storage and office warehouse on the subject property. He stated he has met with the neighborhood association and have reached an agreement.

William E. Hooks, Jr., owner, stated he is in support of the request however he is concerned with the "NA" designation. He feels this designation would have a negative impact on the sale of this property.

OPPOSE

Ross Laughead, 5979 Lockhill Road, representing Oakland Estates Neighborhood Association, stated this use is contrary to their neighborhood plan however after having several meetings with the applicant they have come close to an agreement. He stated there are several creeks in the area and drainage problems that they feel may be relieved with this development. He further stated they are in favor of this with request with staff's conditions.

Sue Snyder, 5655 Lockhill Road, stated they are in favor of this request. She would like to reiterate Mr. Laughead's comments.

REBUTTAL

Jerry Arredondo, 9901 IH 10, stated he has been working with Mr. Laughead and the surrounding property owners and feel they have reached a consensus.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and Oakland Estates Neighborhood Association is in opposition.

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 Stribling and seconded by Commissioner McAden to recommend a continuance until June 15, 2004.

1. Property is located north 226.37 feet of Lot 1 and the north 377.54 feet of Lot 2 and Lot 40, Block 2, NCB 14702 (4.4313 acres).
2. There were 19 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "C-2" C.

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

NAYS: None

THE MOTION CARRIED

Z2004112 S C

ZONING CASE NO. Z2004112 S – June 15, 2004

Applicant: Jerry Arredondo

Zoning Request: "C-3" General Commercial District and "C-2" Commercial District to "C-3NA" S General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Jerry Arredondo, 9901 IH 10 West, representing the owner, stated he would like to amend his request to Lots 2 and 40 to "C-2" C which are currently "C-2", Lot 1, Block 2, NCB 14702 from "C-3" to "C-3" S. He stated the initial use on "C-2" C would be for mini-warehouse and also for office warehouse and the "C-3" S would be for a mini warehouse exceeding 2.5 acres.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and Oakland Estates Neighborhood Association is in opposition.

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 Stribling 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

Commissioner Dutmer made a motion to reconsider the consistency of the plan and was seconded by Commissioner Dixon.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Kissling to find consistency 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 Stribling and seconded by Commissioner Cardenas-Gamez to recommend approval as amended with staff conditions: 1.) A Type F (40 foot) buffer adjacent to residential zoned parcels; 2.) A Type B (15 foot) buffer, and no ingress/egress along Oakland Road; 3.) A Type C (15 foot) buffer along Huebner Road; 4.) A Type E (30 foot) buffer adjacent to the C-2 Commercial District; 5.) All on-site lighting is directed onto the site using 90 degree or less cut-off fixtures.

1. Property is located on Lot 25, Block 29, NCB 7156 at 1243 Santa Barbara.
2. There were 23 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "C-2" C.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2004112 S C – July 6, 2004

Applicant: Jerry Arredondo

Zoning Request: "C-3" General Commercial District and "C-2" Commercial District to "C-3" S General Commercial District with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres (0.619 acres), "C-2" C Commercial District with a Conditional Use for a Mini-Storage Facility exceeding 2.5 acres (2.754 acres) and "C-2" C Commercial District with a Conditional Use for an office warehouse (1.049 acres).

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Jerry Arredondo, 9901 IH 10 W., representing the owner, stated this case was heard and approved on June 15, 2004 Zoning Commission Meeting, however due the conditional use this case was continued. He stated he has met with the representative from Oakland Estates Neighborhood Association. He further stated he has agreed with staff's recommendation with the condition that No. 2 be revised to read A Type (15 foot) buffer, and exiting only along Oakland Road and No. 4 A Type E (30 foot) buffer adjacent to the "C-2" Commercial District be removed. He stated this request would be consistent with the neighborhood plan.

FAVOR

Sue Snyder, 5655 Lockhill Road, stated she has met with Mr. Arredondo to discuss his proposal and they are in agreement. She also supports Mr. Arredondo's request in revising staff's recommendation No. 2 and omitting No. 4.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and Oakland Estates Neighborhood Association is in opposition.

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 Stribling and seconded by Commissioner Avila to find inconsistency 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 Stribling and seconded by Commissioner Avila to recommend approval contingent upon plan amendment with the following conditions: 1. A Type F buffer adjacent to residential zoned parcels; 2. Exit only gate along Oakland Road; 3. A Type C (15 foot) buffer along Huebner Road and 4. All on-site lighting is directed onto the site using 90 degree or less cut-off fixtures. Also eliminating staff recommendation of A Type E (30 foot) buffer adjacent to the C-2 Commercial District.

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1. Property is located on 4.422 acres out of NCB 14702 at 9000 Block of Huebner Road and Oakland Road.
2. There were 19 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING September 9, 2004

City Council granted a continuance until October 14, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.