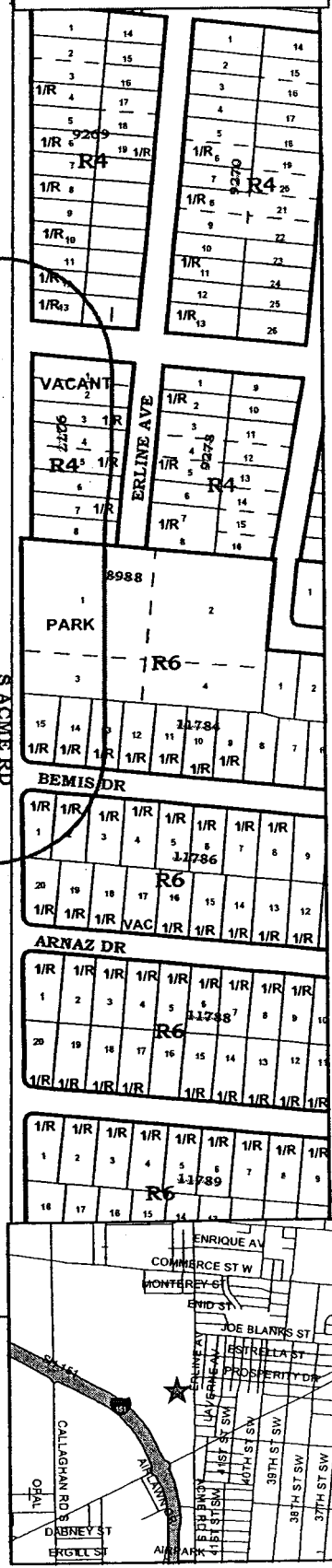


\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor



# ZONING CASE: Z2004-188

City Council District NO. 6  
 Requested Zoning Change  
 From: C-3NA and I-1 To MF-25  
 Date: October 14, 2004  
 Scale: 1" = 300'

■ Subject Property  
 ○ 200' Notification

E5  
 p.614



C:\Jul\_6\_2004  
 (A.Z.)

# CASE NO: Z2004188

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 14, 2004

**Zoning Commission Meeting Date:** September 07, 2004

**Council District:** 6

**Ferguson Map:** 614 E7

**Appeal:** No

**Applicant:**

Brown, P. C.- Attorneys at Law

**Owner:**

Bethel United Methodist Church

**Zoning Request:** From C-3NA General Commercial District, Nonalcoholic Sales and I-1 General Industrial District to MF-25 Multi-Family District

15.777 acre tract of land out of Block 5, NCB 11379

**Property Location:** 500 Block of South Acme Road

On the west side of South Acme Road between West Commerce Street and Old Highway 90 West

**Proposal:** To develop a multi-family residential community

**Neighborhood Association:** Community Workers Council

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

### **Staff Recommendation:**

Denial. The subject property is undeveloped and located on South Acme Road. The subject property is adjacent to R-6 Residential Single-Family District to the south (Wrenn Middle School), I-1 General Industrial District and MAOZ-2 Military Airport Overlay Zone District to the southwest (Vacant), I-1 General Industrial District and C-3NA General Commercial District, Nonalcoholic Sales to the north (Vacant). Permitted uses in the adjacent I-1 General Industrial District are not compatible with residential zoning and uses. The subject property is located within the 65 dBA noise contour line of the Kelly Field Annex at Lackland AFB, Texas.

The proposed development may be feasible considering the following:

1. The 18.900 acre tract of land is a portion of the 45.000 acre tract conveyed to Bethel United Methodist Church. Future development may be compatible with the multi-family uses.
2. Residential development is acceptable in the 65 dBA noise zone when sound materials are installed and noise level reductions are incorporated into its design and construction.

There are no guarantees that these steps will be taken or that the remaining property will be developed as proposed.

**Zoning Commission Recommendation:**

Approval

### **VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**ZONING CASE NO. Z2004188** – September 7, 2004

Applicant: Brown, P. C.

Zoning Request: "C-3NA" General Commercial District, Nonalcoholic Sales and "I-1"  
General Industrial District to "MR-25" Multi-Family District.

Ken Brown, 112 E. Pecan, representing the owner, stated they have amended their application. He stated the acreage is approximately 15 acres, which does not lie within the MAOZ-2 (Military Airport Overlay Zone). He stated they would not be utilizing any portion of the property that is in the MAOZ-2. He stated they are proposing to develop a multi-family residential community that would consist of approximately 250 units. He stated they are in the 65 DBA noise level.

**FAVOR**

Robert Douglas, 14 Deerhurst, stated the church purchased this property from the City of San Antonio. He stated their intent is to provide housing, daycare facilities and recreational fields for the children in the community. He feels this develop would enhance the community.

**OPPOSE**

Ed Roberson, Environmental Flight Chief at Lackland Air Force Base, stated they were not notified of this development. He stated this property lies within the 65 to 70 DBA noise level. He further stated the traffic in the flight path will increase between now and 2007, which he feels would threaten the safety of the resident of the proposed development.

**REBUTTAL**

Ken Brown, 112 E. Pecan, representing the owner, stated the property does not lie within the MAOZ-2. He stated the City of San Antonio sold this property to Bethel United Methodist Church for the requested use.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Community Workers Council. Chairman Martinez stated he has received a verbal favor from Community Workers Council.

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 Peel and seconded by Commissioner Grau to recommend approval.

**Z2004188**

1. Property is located on 18.900 acre tract of land out of Block 5, NCB 11379 at 500 Block of South Acme Road.
2. There were 31 notices mailed, 0 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: Dutmer**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.