



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

# ZONING CASE: Z2004-251

City Council Change NO. 7  
 Requested Zoning Change  
 From: "R-5" To "C-2"  
 Date: December 9, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification



# CASE NO: Z2004251

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 09, 2004

**Zoning Commission Meeting Date:** November 16, 2004

**Council District:** 7

**Ferguson Map:** 581 C8

**Appeal:** No

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

Frank Nalasco

**Zoning Request:** From R-5 Residential Single-Family District to O-1 Office District

.5618 acre of Lot B, NCB 11511

**Property Location:** 1009 Bandera Road

North of Embassy Drive south of Bandera Road

**Proposal:** To construct a bank with drive-through and ATM service.

**Neighborhood Association:** University Park Neighborhood Association (Donaldson Terrace Neighborhood Association with 200 feet)

**Neighborhood Plan:** None

**TIA Statement:** A Level 1 Traffic Impact Analysis (TIA) is required. The TIA was submitted and reviewed by the Traffic Engineer. The applicant must adhere to all on-site improvements outlined in the TIA.

**Staff Recommendation:**

Approval.

The subject property is approximately a .60 acre piece of vacant land directly fronting Embassy Drive, a local residential street. The subject property is a small portion of a much larger area intended for the development of a local credit union. The credit union development will cover Lots 1, 2, 16, 17, 19 and Lot B. The applicant intends to develop the credit union fronting Bandera Road with ingress and egress off of both Bandera Road and Embassy Drive. The subject property is surrounded by commercial uses and zoning to the north and east with residential zoning and single-family homes directly adjacent to the west and to the south across Embassy Drive.

Ideally, like uses should front like uses. However, the uses permitted in an O-1 district would provide an appropriate transition between the established residential to the west and south and the encroaching commercial development to the north and east. It is staff's opinion that the permitted development in an O-1 district would contribute to the economic development in the neighborhood and strengthen the overall community.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Christie Chapman 207-8389

**Z2004251**

**ZONING CASE NO. Z2004251** – November 16, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: “R-5” Residential Single Family District to “C-2” Commercial District.

Bill Kaufman, 100 W. Houston, representing the owner, stated they would like to amend their original request to “O-1” Office District. He stated they are proposing to construct a San Antonio Federal Credit Union facility on the subject property. He stated they have visited with the surrounding neighbors who expressed their support of this development.

**FAVOR**

Jo Cocks, representing the University Park Neighborhood Association, stated she also visited the surrounding neighbors to invite them to a neighborhood meeting to further discuss Mr. Kaufman’s request. She stated they strongly support this request.

Staff stated there were 24 notices mailed out to the surrounding property owners, 1 returned in opposition and 6 returned in favor and no response from University Park and Donaldson Terrace Neighborhood Associations.

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 Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on the south 178.52 feet of the west 164.98 feet of Lot B, NCB 11511 at 1009 Bandera Road.
2. There were 24 notices mailed, 1 returned in opposition and 6 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.