

In Favor

**C2-S**

~~1/2~~ EP-1

**VACANT**

**VACANT**

200

16.432 ACRES

**VACANT**

13817

22

**R5 EP-1**

## VACANT

**VACANT**

**VACANT**

**VACANT**

**COMMERCIAL USE**

R5

**VACANT**

10578

**C2 EP-1**

POINT

EAST

APARTMENT

**C3 EP-1**

**VACANT**

~~VACANT~~

**PENSKE**

**I1 EP-1**

**TRUCKING  
RENTAL &  
LEASING**

A map showing a street layout. A diagonal line represents a street, with the label 'EAST COMMERCE STREET' written along it. Above the street, the word 'VACANT' is written. Below the street, the word 'VACANT' is also written. The map is partially obscured by a large, dark, irregular shape.

SECRET  
AY

23

11 EP-1

10626

LIMITED

10

EAST HOUSTON STREET

ROSA PARKS WAY

## PARKING

SAN ANTONIO

11 EP-1

## WATER SYSTEM

**Subject Property**

**200' Notification**



C:\Aug\_2\_2005

**City Council District No. 2**  
**Requested Zoning Change**  
**From: R-5 EP-1 and C-2 EP-1 To L EP-1**  
**Date: June 21, 2005**  
**Scale: 1" = 300'**

# CASE NO: Z2005145

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 11, 2005

**Zoning Commission Meeting Date:** June 21, 2005

**Council District:** 2

**Ferguson Map:** 618

**Applicant:**

Brown, P. C.

**Owner:**

Rockhill Partners, Ltd.

**Zoning Request:** From R-5 EP-1 Residential Single-Family Event Parking District and C-2 EP-1 Commercial Event Parking District. to L EP-1 Light Industrial Event Parking District

16.432 acres out of NCB 10578

**Property Location:** 3841 East Commerce Street

Northside of East Commerce Street, between East Houston Street and Interstate Highway 10 East

**Proposal:** Office warehouse (Flex Space)

**Neighborhood Association:** None

**Neighborhood Plan:** The Arena District/Eastside Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Inconsistent.

The Arena District/Eastside Community Plan calls for High Density, Multi-Family Residential and Open Space/Park. A Plan Amendment would be required in order to establish the L EP-1 Light Industrial Event Parking District. A land use plan amendment was heard by the Planning Commission July 13, 2005 (Recommended Approval).

Approval contingent on plan amendment.

The subject property is inconsistent with The Arena District/Eastside Community Plan. The subject property is adjacent to R-5 EP-1 Residential Single-Family Event Parking District to the south, C-2 S Commercial District to the north and C-3 General Commercial District to the east. Salado Creek is located along the western boundary of the property.

**Zoning Commission Recommendation:**

Approval contingent on plan amendment.

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

**VOTE**

<b>FOR</b>	<b>8</b>
<b>AGAINST</b>	<b>1</b>
<b>ABSTAIN</b>	<b>1</b>
<b>RECUSAL</b>	<b>0</b>

**Z2005145**

**ZONING CASE NO. Z2005145** – June 21, 2005

Applicant: Brown, P. C.

Zoning Request: “R-5” EP-1 Residential Single Family Event Parking District and “C-2” “EP-1” Commercial Event Parking District to “L” “EP-1” Light Industrial Event Parking District.

Ken Brown, 112 E. Pecan, representing the owner, stated he would like to amend his request to eliminate the portion of the property that lies within the flood plain. He stated they are proposing to construct a business park facility on the subject property. He further stated he has met with the representatives from Skyline Neighborhood Association who are in support. He has also been in contact with Mr. Charles English (Jefferson Heights Neighborhood Association) to discuss his proposal and has agreed to continue to working with Mr. English to further discuss the design criteria.

**OPPOSE**

Charles English, representing Jefferson Heights Neighborhood Association, stated he has briefly discuss this project with Mr. Brown however his concern is with the design criteria of this project. He stated Mr. Brown has agreed to continue dialog to address this issue.

**REBUTTAL**

Ken Brown, 112 E. Pecan, representing the owner, stated he has support from Skyline Neighborhood Association as well as the surrounding property owners and as mentioned previously is agreeable to continue working with Mr. English to address the design criteria issue. He further stated he is agreeable to no outside storage on the property.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned 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 Peel and seconded by Commissioner Sherrill to find inconsistency with the neighborhood plan.

**Z2005145**

(A verbal vote was taken)

**AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, McAden, Avila,  
Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval contingent on plan amendment.

1. Property is located on 23.163 acres out of NCB 10578 at 3841 East Commerce Street.
2. There were 12 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval contingent on plan amendment.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, McAden, Avila, Peel**

**NAYS: Stribling**

**ABSTAIN: Sherrill**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.