

CASE NO: Z2005122 C

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 3

Ferguson Map: 650 C4

Applicant:

Joe L. Sanchez

Owner:

Joe L. Sanchez

Zoning Request:

From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Professional Office

0.421 acres out of NCB 7896

Property Location:

673 Flanders Avenue

Intersection of IH 35 South and Flanders Avenue

Proposal:

For Office Use

Neighborhood Association:

None

Neighborhood Plan:

South Central San Antonio Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

R-6 C is consistent with the South Central San Antonio Community Plan.

Approval.

The subject property is currently undeveloped and located at the intersection of IH-35 and Flanders Avenue. There are single-family residential properties located to the east and commercial properties located to the north and south along IH 35. The R-6 C would serve as an extension of the buffer to the north and the south from IH-35.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. In order to conform with the character of the neighborhood, the Urban Design standards listed in 35.342(m) of the Unified Development Code should be considered.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005122 C

ZONING CASE NO. Z2005122 C – June 7, 2005

Applicant: Joe L. Sanchez

Zoning Request: "R-6" Residential Single Family District to "R-6" C Residential Single Family District with a Conditional Use for a Professional Office.

Gloria Sanchez, 121 Oak Creek Estates, stated the purpose of this request is to allow the subject property to be used for a professional office for a construction office. She stated they currently have been working out of their home in Poteet. She stated their intent is to construct a small structure on the property with very minimal parking. There would be no storage of any equipment, material or parking of construction trucks. This would simply be for office use only. She stated on occasion they would hold meetings at the facility with their employees. She stated her staff would consist of herself with her architect. She further stated they have agreed with staff conditions and intent to comply with them.

Staff stated there were 22 notices mailed out to the surrounding property owners, 2 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 Dutmer and seconded by Commissioner Sherrill to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner McAden to recommend approval.

Z2005122 C

1. Property is located on Lots 28 and 29, NCB 7896 at 673 Flanders Avenue.
2. There were 22 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.