

CASE NO: Z2005030 S

Staff and Zoning Commission Recommendation - City Council

Continuance from City Council February 24, 2005

Date: March 24, 2005

Zoning Commission Meeting Date: February 15, 2005

Council District: 7

Ferguson Map: 547 E8

Appeal: No

Applicant:

City of San Antonio

Owner:

Mainland Drive Investment, LLC

Zoning Request: From I-1 General Industrial District to L S Light Industrial District with Specific Use Authorization for a Daycare Center

Lot 5 and Lot 6, Block 1, NCB 18571

Property Location: 7939, 7941, 7943, 7945, 7947 and 7949 Mainland Drive

Northwest side of Mainland Drive between Fortune Drive and Palomar

Proposal: Daycare Center

Neighborhood Association: None

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The land use component for the Northwest Community Land Use Plan calls for the site to be Industrial.

Approval. The subject property has two existing buildings with multi tenants and is located on Mainland Drive, a collector street. The L S Light Industrial District with Specific Use Authorization for a Daycare Center is appropriate considering the uses on the adjoining tracts and in the general area. The subject property is located in an existing Industrial Business Park with offices, service centers and churches.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005030 S – February 15, 2005

Applicant: City of San Antonio

Zoning Request: "I-1" General Industrial District to "L" S Light Industrial District with Specific Use Authorization for a Daycare Center.

Rhonda West, 7945 Mainland, representing the owner, stated this request is a down zoning and their intent is to operate a daycare center. She does not feel this would have a negative impact on the community.

Rohn Rao, 9203 Victory Pass Drive, owner, stated he applied for a certificate of occupancy and was informed that he was not properly zoned to the daycare center. He stated this is the purpose of this zoning change. He stated this daycare would serve the nursing community and his hours of operation would be from 6 am until 8 pm to accommodate 12-hour shift nurses.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 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 Sherrill and seconded by Commissioner McAden to find consistency with the neighborhood plan.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

Z2005030 S

1. Property is located on Lot 5 and Lot 6, Block 1, NCB 18571 at 7939, 7941, 7943, 7945, 7947 and 7949 Mainland Drive.
2. There were 27 notices mailed, 2 returned in opposition and 6 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixson Sherrill, McAden, Avila

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING February 24, 2005

City Council granted a continuance until March 24, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

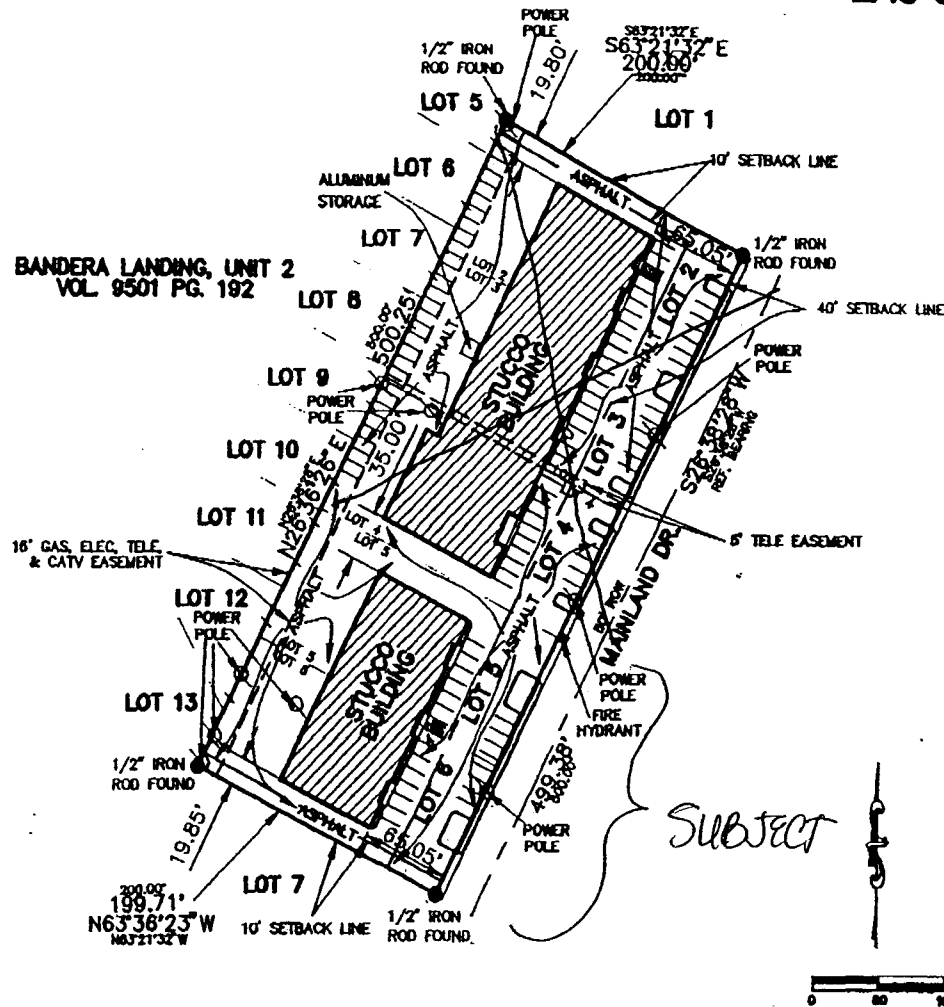
To be provided at Council hearing.

SUBJECT TO RECORDED 1 THE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
 VOL. 2856 PAGE REAL PROPERTY RECORDS VOL. PAGE RECORDS
 VOL. 2931 PAGE 1597 REAL PROPERTY RECORDS VOL. PAGE RECORDS
 VOL. PAGE RECORDS VOL. PAGE RECORDS
 VOL. PAGE RECORDS VOL. PAGE RECORDS

N 89°27'47"E
 65.00' FILE INFORMATION

S33°29'20"W AS MEASURED IN FIELD
 161.24'

Z2005030



LOT(S) 2, 3, 4, 5, & 6 BLOCK 1 N.C.B. 18571
 BANDERA LANDING, UNIT 1 VOLUME 9500 PAGE 174
 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 28 DAY OF JULY 19 98
 BUYER THE GRETZINGER CORPORATION
 ADDRESS 7951 & 8001 MAINLAND DR. OF NO. 9850419400
 ROSIN-COOK, INC. JOB NO. 999-999-080 DRAWN BY: JR DISC: CAD/2

ACCORDING TO THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP
 PANEL 48029C0244 F
 DATED FEBRUARY 18, 1999
 THIS PROPERTY IS IN FLOOD ZONE
 X

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY
 THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE
 GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT
 ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.
 I FURTHER CERTIFY THAT THE SUBJECT PROPERTY HAS ACCESS TO A DEDICATED RIGHT OF WAY.

[Signature]
 ROY R. ROSIN, L.S.



ROSIN-COOK INC.
 Environmental / Planning / Engineering
 Registered Professional Land Surveyor

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 SAN ANTONIO, TEXAS 78247-4117
 210/490-6001 • FAX: 210/496-3975