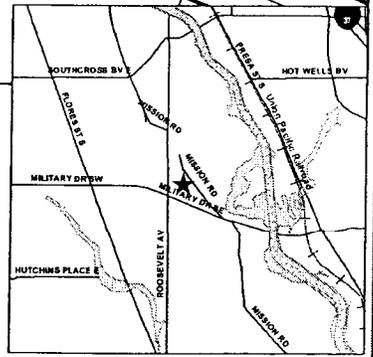


ZONING CASE: Z2005-085

City Council District NO. 3
 Requested Zoning Change
 From: "I-2 H" To "C-3 H, C-2 H"
 Date: May 12, 2005
 Scale: 1" = 300'

 Subject Property
 200' Notification



CASE NO: Z2005085

Staff and Zoning Commission Recommendation - City Council

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 3

Ferguson Map: 651 A7

Applicant: Kaufman & Associates, Inc.

Owner: Lindenmuth Real Estate Partners, Ltd.

Zoning Request: From I-2 H Heavy Industrial Historic District to C-3 H General Commercial Historic District (on 4.337 acres) and C-2 H Commercial Historic District (on 10.025 acres)

Property Location: 14.362 acres out of NCB 7676

3403 Mission Road, 1115 Military Drive, and 3454 Roosevelt Avenue
Property generally located at the northeast intersection of SE Military Drive and Roosevelt Avenue and south of Mission San Jose.

Proposal: To develop a shopping center

Neighborhood Association: Mission San Jose and East Pyron/Symphony Neighborhood Associations

Neighborhood Plan: South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Consistent.

The South Central San Antonio Community Plan indicates a land use category of General Commercial at the intersection of SE Military Drive and Roosevelt Avenue. This is consistent with the request to C-3 H General Commercial Historic District on 4.337 acres. The remaining 10.025 acres has a land use category of Neighborhood Commercial/Medium-High Density Residential which is consistent with the request to C-2 H Commercial Historic District.

Approval.

The property is currently zoned I-2 H Heavy Industrial Historic District has been used for manufacturing. The subject property is within the Mission San Jose Historic District. The proposed commercial use should not be a hindrance to protection of this historic area. The Historic Design and Review Commission (HDRC) reviewed and approved the site plan for the proposed retail center on August 16, 2003. One of the HDRC conditions is a 35 foot vegetative buffer along Mission Road which leads to Mission San Jose.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005085

ZONING CASE NO. Z2005085 – April 19, 2005

Applicant: Kaufman & Associates, Inc.

Zoning Request: "I-1" H Heavy Industrial Historic District to "C-3" H General Commercial Historic District (on 4.337 acres) and "C-2" H Commercial Historic District (on 10.025 acres).

Lucy Gentry, 100 W. Houston, representing the owner, stated this request would be a down zoning. Their intent is to develop a shopping center on the subject property. She stated this project was presented and approved by Historic Design and Review Commission (HDRC) on August 16, 2003. They have also met with the neighborhood association to present their project and they are in support. She further stated they have agreed to provide a 35-foot buffer and a fence along Mission Road. They have also agreed to no egress/ingress on Mission Road.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 4 returned in favor and East Pyron/Symphony Neighborhood Association is 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 Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

Z2005085

1. Property is located on 14.362 acres out of NCB 7676 at 3403 Mission Road, 1115 Military Drive and 3454 Roosevelt Avenue.
2. There were 31 notices mailed, 1 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.