

CASE NO: Z2005089

Staff and Zoning Commission Recommendation - City Council

Date: May 26, 2005
Zoning Commission Meeting Date: May 17, 2005
Council District: 3
Ferguson Map: 683 B6

Applicant: Sandra Gomez
Owner: Jesus Castillon

Zoning Request: From L S Light Industrial District with Specific Use Authorization for a Day-Care to C-3 General Commercial District
The north 60 feet of the east 100 feet of Lot 53, NCB 11153

Property Location: 4647 Roosevelt
The Northwest corner of Flores Street and Ashley Road

Proposal: To operate a beauty shop

Neighborhood Association: Kingborough Ridge Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. C-3 is a downzoning from the existing L S. The intersection of two arterial streets is the proper location for C-3 Zoning.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**CITY OF SAN ANTONIO
AVIATION DEPARTMENT**

Interdepartmental Correspondence Sheet

TO: Fred Kaiser, Zoning, Land Development Services Division
FROM: Jerry Rankin, Airport Noise Mitigation
COPIES TO: File
SUBJECT: Zoning Case #Z2005089

DATE: May 16, 2005

The Aviation Department is in receipt of your request to review zoning case #Z2005089.

This property located at 4647 Roosevelt is less than ¼ mile southwest of Runway 9/27, which is a primary runway for Stinson Municipal Airport. The property listed as Lot 53 NCB 11153 is located inside the noise contours. The zoning request change from L S to C-3 meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this subdivision will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at 207-3471.


Jerry Rankin
Airport Noise Mitigation

Z2005089

ZONING CASE NO. Z2005089 – May 17, 2005

Applicant: Sandra Gomez

Zoning Request: "L" S Light Industrial District with Specific Use Authorization for a Daycare to "C-3" General Commercial District.

Sandra Gomez, applicant, stated they are proposing to operate a beauty shop on the subject property. She stated she has visited the surrounding neighbors who are in support of her request. She further stated she is agreeable to "C-3NA" designation.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response for Kingborough Ridge Neighborhood Association. Staff has also received a letter from Jerry Rankin (Aviation Department) expressing their support.

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 Dutmer and seconded by Commissioner Avila to recommend approval of "C-3NA".

1. Property is located on the north 60 feet of the east 100 feet of Lot 53, NCB 11153 at 4647 Roosevelt.
2. There were 6 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.