



ZONING CASE: Z2005-072

City Council District NO. 7
 Requested Zoning Change
 From: RE To C-2 and C-2 NA
 Date: May 26, 2005
 Scale: 1" = 200'

 Subject Property
 200' Notification



C:\Apr_5_2005

CASE NO: Z2005072

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from April 5, 2005

Date: May 26, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 7

Ferguson Map: 548 C7

Applicant:

Fellowship Bible Church of San Antonio

Owner:

Fellowship Bible Church of San Antonio

Zoning Request: From RE Residential Estate District to C-2 Commercial District on 1.079 acres and C-2NA Commercial, Nonalcoholic Sales District on 4.273 acres out of NCB 14657

Lot 4, NCB 14657

Property Location: 8603 Huebner Road

West corner of Huebner Road and Whitby Road

Proposal: Retail center

Neighborhood Association: Alamo Farmsteads/Babcock Road Neighborhood Association

Neighborhood Plan: Huebner/Leon Creeks Community Plan

TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Inconsistent.

The Huebner/Leon Creeks Community Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the C-3 General Commercial District. An application for a Master Plan Amendment was submitted and went before the Planning Commission on April 27, 2005 (Recommended Approval).

Approval contingent on Plan Amendment.

The requested zoning is not consistent with the Huebner/Leon Creeks Community Plan. The subject property is located on Huebner Road, a major thoroughfare. The subject property is adjacent to RE Residential Estate District to the west, C-2 Commercial District to the northeast, C-3 General Commercial District across the street to the southeast and C-3R General Commercial District, Restrictive Alcoholic Sales across the street to the northeast. The C-2 Commercial District is appropriate at the intersection and commercial node.

Zoning Commission Recommendation:

Approval contingent on Plan Amendment.

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

LOT 28
STERLING HOUSE NO. 2
9535/192 D&PR

END. 1/2" REBAR

NOTES:
BASIS OF BEARING IS SOUTHEAST
LINE OF LOT 28 AS FOUND
MONUMENTED ON THE GROUND.

ALL SET PINS ARE 1/2" REBAR
WITH YELLOW PLASTIC CAP
STAMPED "NOMLS 3682".

CORRESPONDING FIELD NOTES PREPARED.

END. 1/2" REBAR WITH YELLOW FORD END CAP

P.O.B.

LOT 5

N65°34'02"E

399.62'

N23°35'25"W

REMAINDER OF
LOT 4
BLK. E
N.C.B. 14657
FELLOWSHIP BIBLE CHURCH
5623/715 RPR

4.273 AC.
186,117 SQ. FT.

SALEHI FAMILY LTD
5687/1584 RPR

P.O.B.

SET MAG NAIL

N40°46'28"E

109.02'

SET PIN

LOT 4

LOT 5

899.93'

300.31'

1.079 AC.
47,021 SQ. FT.

PROP.
C-2

PROP
C-2 NA

271.30'

SET PIN

237.36'

S40°46'28"W

SET PIN

38.70'

SET PIN

186.00'

462.06'

SET PIN

LOT 4

LOT 5

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

SET PIN

WHITEY RD.
(200 ROW)

HUEBNER RD.
(200 ROW)

ECKERT RD.



SCALE:
1" = 100'

LEGEND

D&PR = DEED AND PLAT RECORDS
RPR = REAL PROPERTY RECORDS

SURVEY OF A 4.273 AC. AND
A 1.079 AC TRACT OUT OF
LOT 4, BLK. E, N.C.B. 14657,
FARMSTEADS SUBDIVISION, VOL.
980, PG. 374, DEED AND PLAT
RECORDS, BEXAR COUNTY,
TEXAS.

MCMICHAEL LAND SURVEYING

(830) 832-6269 FAX (830) 806-2843

EMAIL mcmichaellandsurveying@juno.com

ADDRESS 430 FM 308, NEW BRAUNFELS, TX 78130



STATE OF TEXAS :
COUNTY OF COMAL:

I, FRED L. MCMICHAEL, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND AND UNDER MY SUPERVISION.

Fred L. McMichael

FRED L. MCMICHAEL

R.P.L.S. NO. 3682

SURVEYED: APRIL 29, 2005
PROJECT NO: 2005-111B

Z2005072

ZONING CASE NO. Z2005072 – April 5, 2005

Applicant: Fellowship Bible Church of San Antonio

Zoning Request: "RE" Residential Estate District to "C-3" General Commercial District

Andy Guerrero, 3134 Renker, representing the applicant, stated he would like to request a two-week continuance on this case to have more time to finalize the Traffic Impact Analysis and to have more time to finalize some restrictions.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Alamo Farmsteads/Babcock Road Neighborhood Association.

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 Sherrill and seconded by Commissioner McAden to recommend a continuance until April 19, 2005

1. Property is located on Lot 4, NCB 14657 at 8603 Huebner Road.
2. There were 10 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005072 – April 19, 2005

Applicant: Fellowship Bible Church of San Antonio

Zoning Request: "RE" Residential Estate District to "C-3" General Commercial District.

Z2005072

Andy Guerrero, 3134 Renker, representing the applicant, stated they are requesting this change in zoning to allow for a mixed retail development. He stated the development would consist of a bank, convenient store and some offices. He further stated they have met, on two occasions, with the Planning Team Members of Huebner Leon Creek Community Plan who are in support of this zoning change with the agreement the request be amended to "C-2" on 1.05 acres of the subject property and "C-2NA" on the remanding portion.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Alamo Farmsteads/Babcock Road Neighborhood Association.

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 Kissling to find inconsistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Dutmer to recommend approval of "C-2NA" with except of 1.05 acre portion to be zoned "C-2".

1. Property is located on Lot 4, NCB 14657 at 8603 Huebner Road.
2. There were 10 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

A2005072

**AYES: Martinez, Robbins, Cardenas-Gamez, 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.