

ZONING CASE: Z2005-184 CD

City Council District No. 10

Requested Zoning Change

From: "C-1" To "C-1" CD

Date: September 8, 2005

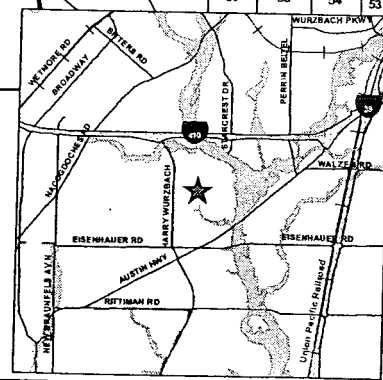
Scale: 1" = 200'

Subject Property

200' Notification



C:\Aug_2_2005



CASE NO: Z2005184 CD

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 10

Ferguson Map: 584 A1

Applicant:

Brown, P. C.

Owner:

Veranda Properties, L. P.

Zoning Request: From "C-1" Light Commercial District to "C-1" (CD Laboratory-Testing) Light Commercial District with a Conditional Use for Laboratory-Testing

2.037 acres out of Lot 2 , Block 9, NCB 17306

Property Location: 3330 Oakwell Court

Eastside of Oakwell Court

Proposal: Laboratory testing (Baker Engineering and Risk Consultants, Inc.)

Neighborhood Association: Oakwell Farms Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

A two story office building already exists on the property. The "C-1" CD zoning would allow the Baker Engineering and Risk Consultants, Inc. to establish a laboratory within the first floor. The subject property is adjacent to "C-1" Light Commercial District to the north, south and to the west. The subject property is separated from a single-family neighborhood to the east by a drainage easement. The "C-1" CD Light Commercial District with a Conditional Use for Laboratory-Testing would be appropriate at this location. The laboratory will conduct metallurgical and chemical reactivity testing.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 2

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005184 C – August 16, 2005

Applicant: Brown, P. C.

Zoning Request: "C-1" Commercial District to "C-1" C Commercial District with a Conditional Use for Laboratory-Testing.

Ken Brown, 112 E. Pecan, representing the owner, stated the purpose of this request is to allow for a laboratory testing facility. He stated the existing building is approximately 30,000 square feet. The laboratory testing would be located on the 1st floor in about 1,200 square feet. The lab would conduct metallurgical and chemical reactivity testing. He stated these testing functions have been conducted in Houston for about 5 years now and would like to move their facility to San Antonio. He further stated small quantities of chemicals, less than a quart, are used for the metal surface preparation and accelerated corrosion testing. The chemical would be stored in appropriate ventilated fire resistant NFPA approved chemical storage cabinet segregated according to their reactivity and there is also chemical reactivity testing. All the test equipment is housed in approved laboratory fume hoods. He stated they also have an emergency response plan. He stated he received a few calls from the surrounding neighbors for clarification on the intent and they were in support.

Amanda Harris, 3330 Oakwell Court, Baker Engineering and Risk Consultants, Inc., stated the facility in Houston is located within an industrial area and they also have a consulting office which houses approximately 15 consulting engineers. She stated there is about 400 square feet that is dedicated to the lab function. She stated they do not have any emission that are measurable therefore they do not have an environmental criteria that they have to abide by. Because they are a consulting engineering company that specializes in helping other companies mitigate the risk associated with the process they are performing within their businesses, they operate their facility as they recommend their clients do.

Dan Benick, 3330 Oakwell Court, Baker Engineering and Risk Consultants, Inc., stated there would be some acids and bases but at a very minimal. He further stated they would engineer the lab to protect the piping and other testing equipment.

OPPOSE

Ron McIntyre, 74 Gransburg Circle, stated he is concerned for their safety. He stated this facility would abut a residential community, which he feels is inappropriate. He further stated the surrounding property owners were never contacted by the applicant or representative to inform them of their intent.

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Cynthia DeHoyos, 115 Arvin, stated she just wanted to clarify that she not in any way linked to this case however she is linked to the last case on the agenda, which is adjacent to this property.

Saradell Crawford, 80 Gransburg Circle, stated she is would more information on this case. She stated they have not met with the applicant/representative on this case however she has been in contact with the present of Oakwell Farms Neighborhood Association who has very little information on this case.

Mary Miller, 72 Gransburg Circle, stated she is very uncomfortable with the evidence that has been presented. She expressed concerns with for the safety of the residence that would be affect by this laboratory facility. She feels this type of operation is inappropriate for their residential community.

REBUTTAL

Ken Brown, 112 E. Pecan, representing the owner, stated they did meet with the neighborhood association who expressed their support in this zoning request. He stated he does not feel Baker Engineering would pose a health threat to the abutting residential community.

Staff stated there were 16 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Oakwell Farms 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.

COMMISSION ACTION

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

1. Property is located on 2.037 acre tract of land out of Lot 2, Block 9, NCB 17306 at 3330 Oakwell Court.
2. There were 16 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Robbins, Farias, Sherrill, McAden, Avila, Stribling, Gray

NAYS: Rodriguez, Kissling

ABSTAIN: Martinez

THE MOTION CARRIED

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RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.