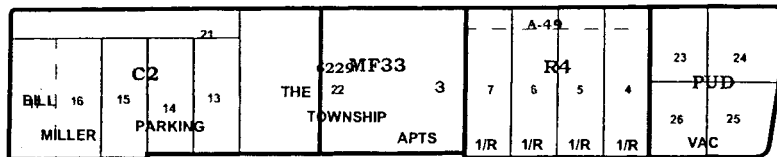


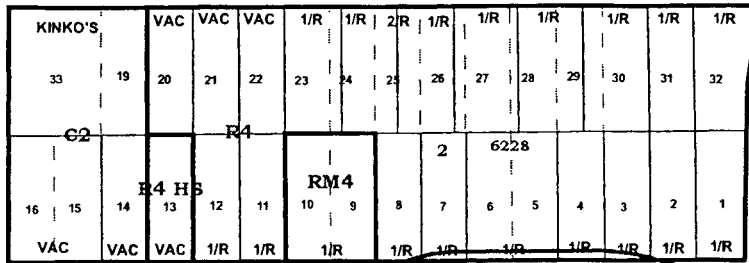
In Favor

BURR RD

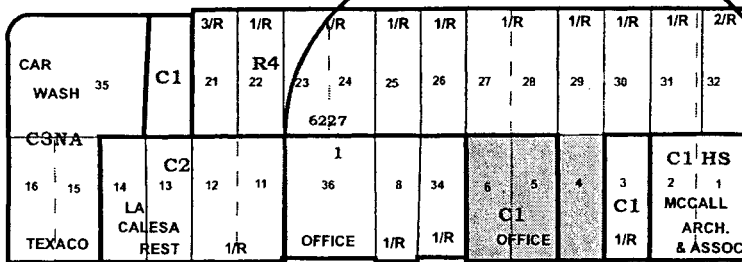
SAN ANTONIO CITY LIMIT



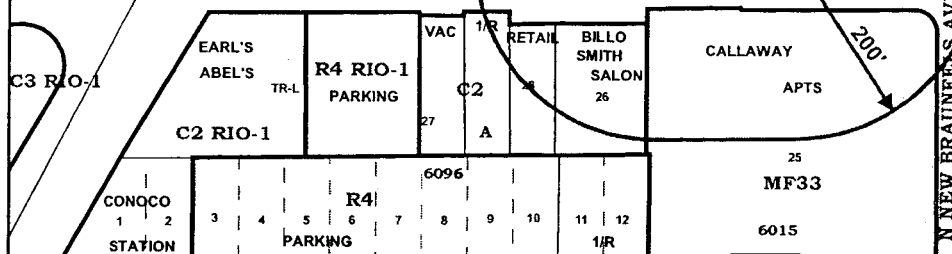
PERRY CT



~~DAVIS CT~~

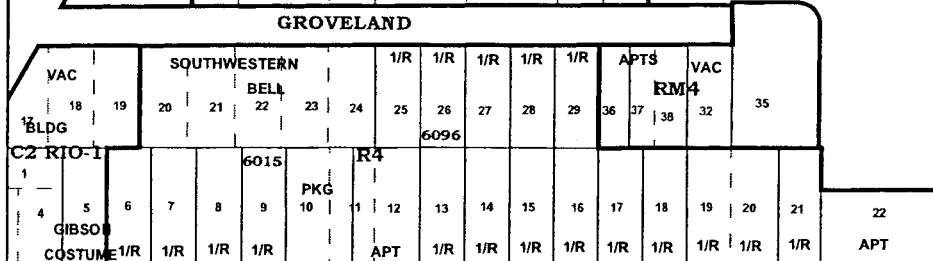


E HILDEBRAND AVE



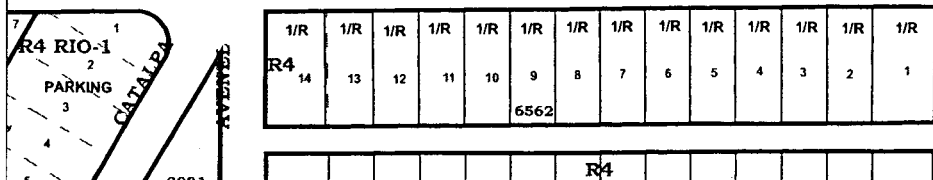
MF33

6015



R4

ALLENSWORTH



ZONING CASE: Z2005-198

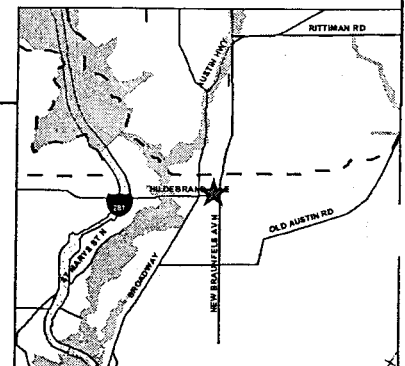
**City Council District No. 9
Requested Zoning Change
From "R-4,C-1" To "O-1"
Date: October 13, 2005
Scale: 1" = 200'**

 Subject Property

200' Notification



C:\Sept_6_2005



CASE NO: Z2005198

Staff and Zoning Commission Recommendation - City Council

Date: October 13, 2005

Zoning Commission Meeting Date: September 20, 2005

Council District: 9

Ferguson Map: 583 B7

Applicant:

Amberson Rogers Partners, Ltd.

Owner

Amberson Rogers Partners, Ltd.

Zoning Request:

From "C-1" Light Commercial District and "R-4" Residential Single-Family District to "O-1" Office District

Lots 4, 5, and 6 Block 1, NCB 6227

Property Location:

2139 and 2141 East Hildebrand Avenue

East Hildebrand Avenue and New Braunfels Avenue

Proposal:

To expand existing office building and add parking

Neighborhood Association:

Mahncke Park

Neighborhood Plan:

Mahncke Park Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The Mahncke Park Neighborhood Plan calls for Neighborhood Commercial at this location which includes "O-1."

Approval.

The rezoning has been requested to allow for the expansion of an existing office building. The office building is currently located on property zoned "C-1" which limits the overall building size to 5,000 sq ft. Changing this zoning to "O-1" would allow for the building to expand up to 10,000 sq ft. The adjacent property is currently zoned "R-4." Changing this parcel to "O-1" will allow the building to expand to this lot and add additional space for parking. The renovated building will require at least one parking space for every 300 sq ft.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005198

ZONING CASE NO. Z2005198 – September 20, 2005

Applicant: Amberson Rogers Partners, Ltd.

Zoning Request: "C-1" Light Commercial District and "R-4" Residential Single-Family District to "O-1" Office District.

Marcus Rogers, 745 E. Mulberry, stated this request would be a down zoning from the existing zoning use. He stated their intent is to expand their existing office building and also provide additional parking.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Mahncke Park 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 McAden and seconded by Commissioner Kissling to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located on Lots 4, 5 and 6, Block 1, NCB 6227 at 2139 and 2141 East Hildebrand Avenue.
2. There were 30 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

Z2005198

**AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.