

ZONING CASE: Z2005-072

City Council District NO. 7

Requested Zoning Change

From: RE To C-2 and C-2 NA

Date: June 9, 2005

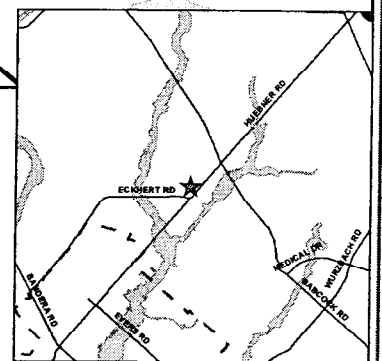
Scale: 1" = 200'

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
City Council continuance from May 26, 2005

Date: June 09, 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

5.352 acres out of 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:

Consistent

The Huebner/Leon Creeks Community Plan.

Approval

The requested zoning is 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

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

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 "HOMES 3682".
CORRESPONDING FIELD NOTES PREPARED.

FND. 1/2"
REBAR WITH
YELLOW PLASTIC
CAP

P.O.B.

LOT 5

N85°34'02"E

359.02'

N23°55'25"W

REMAINDER OF
LOT 4
BLK. E

N.C.B. 14657
FELLOWSHIP BIBLE CHURCH
5823/715 RPR

C-2 NA

4.273 AC.
186,117 SQ. FT.

SALEHI FAMILY LTD
5687/1584 RPR

P.O.B.

N40°48'29"E 109.02'

LOT 5

1.079 AC.
47,021 SQ. FT.

C-2

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.

ECKERT RD.

MCMICHAEL LAND SURVEYING
(830) 832-6259 FAX (830) 806-2843
EMAIL: mcmichaellandsurveying@juno.com
ADDRESS 430 FM 306, NEW BRAUNFELS, TX 78130

FND. 1/2"
REBAR

379.77'

S21°55'09"E

WHITEBY RD.
(600' R.O.W.)



SCALE:
1" = 100'

522.57'

LOT 5

544.986 RPR

SET PIN

105.00'

462.06'

HUEBNER RD.
(100' R.O.W.)

271.50'

SET PIN

237.36'

S40°46'29"W

SET PIN

38.70'



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

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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.

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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.

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

NAYS: None

Z2005072

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING May 26, 2005

City Council granted a continuance until June 9, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.