



45 Notices Mailed  
 0 In Opposition  
 0 In Favor

# ZONING CASE: Z2006-005 S

City Council District No. 5  
 Requested Zoning Change  
 From "R-5" To "O-1" S  
 Date: February 9, 2006  
 Scale: 1" = 200'

☐ Subject Property  
☐ 200' Notification



C:\Dec\_6\_2005



# CASE NO: Z2006005 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 09, 2006

**Zoning Commission Meeting Date:** January 17, 2006

**Council District:** 5 **Ferguson Map:** 615 C-2

**Appeal:**

**Applicant:**

**Owner:**

Edgewood Independent School District

Edgewood Independent School District

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" S Office District with a Specific Use Permit for Buildings exceeding 10,000 square feet

Lots 40 and 42, Block 1, NCB 8857

**Property Location:** 3014 Rivas Street

Intersection of Rivas Street and North San Eduardo Street

**Proposal:** To develop offices

**Neighborhood Association** Loma Vista Neighborhood Association

**Neighborhood Plan:** None

### **Traffic Impact Analysis:**

A Traffic Impact Analysis is not required. Currently the property generates approximately 46 peak hourly trips during the school day. The property is proposed to be zoned O-1 S and the current buildings leased as office space for multi-tenants. The proposed O-1 S development is projected to generate 98 peak hourly trips based on footprint of the building. The property is served by two local residential roads off of General McMullen.

The TIA Division recommends support of re-zoning, but would not support additional construction on the site, except parking spaces.

### **Staff Recommendation:**

Approval.

The subject property is the vacant H.K. Williams Elementary School in the Edgewood Independent School District. The property was originally zoned "C" under the provisions of the 1965 zoning ordinance, however, was part of a large-area rezoning, making it "R-4" Residential Single-Family district in early 2003.

The Edgewood Independent School District proposes to maintain ownership of the subject property and convert the vacant structure into offices for local community-based agencies. The most appropriate zoning classification for this property, given the location of the subject property and its relation to adjacent residences, would be "O-1" Office District. However, the structure is 149,323.68 square feet. The "O-1" zone allows only up to 10,000 square feet.

As an alternate recommendation, Staff has suggested the newly-adopted "O-1" S district as the most appropriate zoning for this property, to which the school district is agreeable.

In December of 2005, City Council approved amendments to the Unified Development Code. The applicable amendment will allow offices over 10,000 square feet in the "O-1" district with a special use permit. This zoning classification would be ideal for the proposed use. Further, should the office use cease, "O-1" is an appropriate buffer to single and multi-family residential zoning districts to the North, South, and West.

# CASE NO: Z2006005 S

## Staff and Zoning Commission Recommendation - City Council

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### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

### VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006005 S**

**ZONING CASE NO. Z2006005 S** – January 17, 2006

Applicant: Edgewood Independent School District

Zoning Request: "R-5" Residential Single-Family District to "O-1" S Office District with a Specific Use Authorization for Professional Offices exceeding 10,000 square feet.

Joe Aldrete, representing the owner, stated they are requesting this change in zoning to allow the existing facility to be used for professional office

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Loma Vista 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 Gray and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 40 and 42, Block 1, NCB 8857 at 3014 Rivas Street.
2. There were 45 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**RECUSED: Rodriguez**

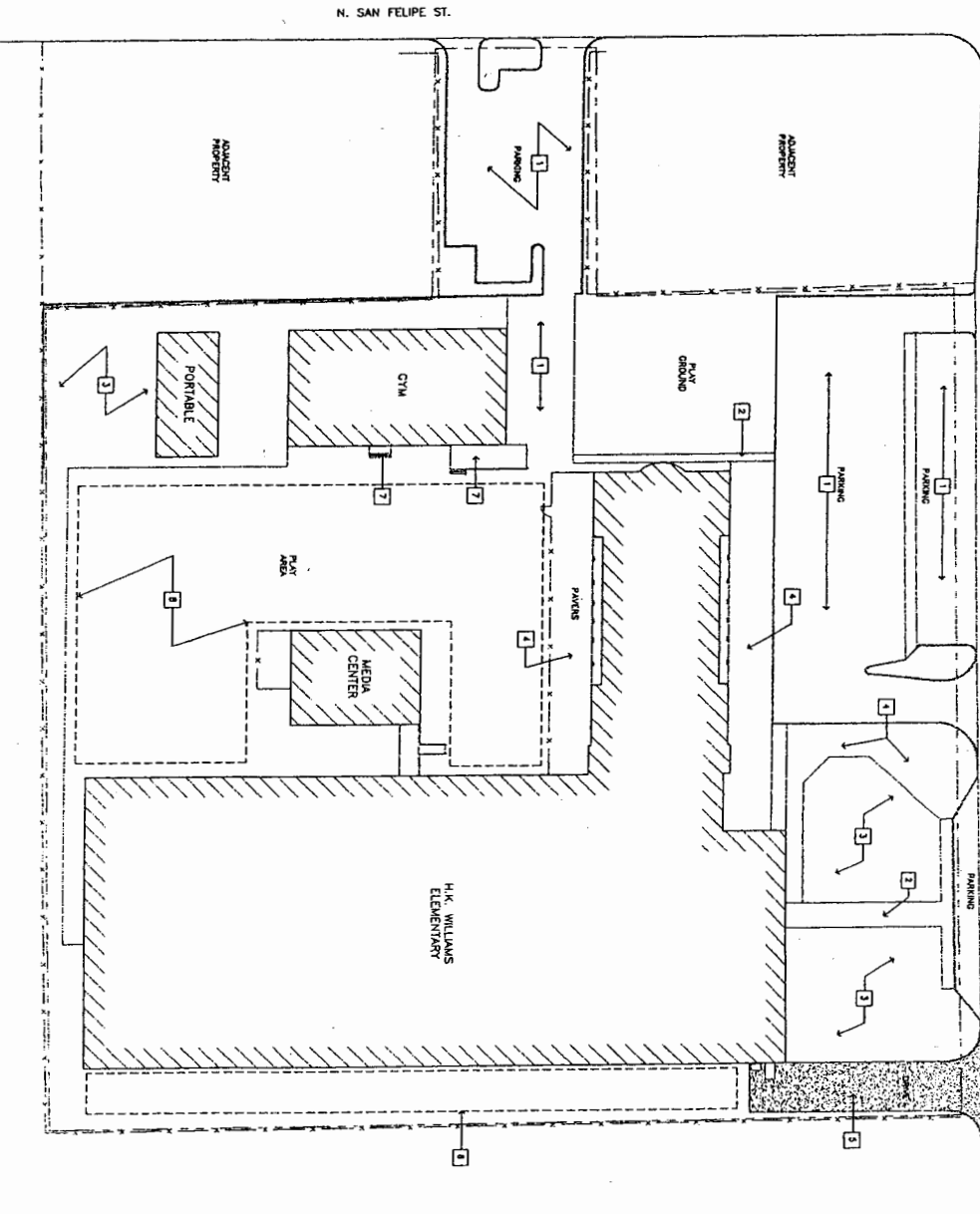
**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

# H. K. Williams Elementary

RIVAS STREET



N. SAN FELIPE ST.

## KEY NOTES:

- 1 EXISTING PAVING TO REMAIN
- 2 EXISTING ASPHALT TO REMAIN
- 3 EXISTING PAVING TO REMAIN
- 4 EXISTING LIFT PAVING TO REMAIN
- 5 REMOVE EXISTING ASPHALT PAVING AND PROVIDE NEW CONCRETE PAVING PER CIVIL
- 6 PROVIDE NEW 500
- 7 EXISTING CONCRETE PAVING AND/OR STEPS TO REMAIN
- 8 RECREATION AREA

## SITE GRADING NOTES:

SPACING AREA OF GRADING AND EXTENT OF GRADING STREETS ARE UNKNOWN UNTIL SURVEY DATA HAS BEEN OBTAINED

PHYSICAL IMPROVEMENTS TO MISCELLANEOUS  
SCHOOL STRUCTURES  
EDGEWOOD INDEPENDENT SCHOOL DISTRICT  
SAN ANTONIO, TX



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