



# CASE NO: Z2005244 CD

## Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 01, 2005

Council District: 3

Ferguson Map: 650 C7

**Applicant:**

Augustine & Norma Estrada

**Owner:**

Augustine & Norma Estrada

**Zoning Request:**

From "R-6" Residential Single-Family District to "R-6 (CD for an Home Health Care Administrative Office)" Residential Single-Family District with a Conditional Use for an Home Health Care Administrative Office

The east 59.8 feet of the south 160 feet of Lot 8, Block 3, NCB 8581

**Property Location:**

201 Rayburn Drive

Northwest corner of the intersection Oppenheimer Avenue and Rayburn Drive

**Proposal:**

For an administrative office

**Neighborhood  
Association:**

None

**Neighborhood Plan:**

South Central San Antonio Community Plan

**TIA Statement:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent

The future land use on this property is for low density single-family residential.

**Approval**

The subject property is located at the intersection of Oppenheimer Avenue and Rayburn Drive. The properties to the north, west, and southwest are occupied by single-family homes and the properties to the immediate south and east are occupied by commercial uses. Currently, existing on the subject property is a single-family residence and an accessory structure operating as an office. The office does not have customer intake. The employees receive phone calls and then contact the employees in the field to make home visits. There are currently 3 employees working in the office, two of which live at the home.

Due to the nature of this business, an office use would be appropriate at this location. There is little or no traffic to the location and the majority of the work is contained within the building.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

**Staff Recommended Additional Condition:**

4. Limited to 2 nonresident employees

**Zoning Commission Recommendation:**

Approval

CASE MANAGER : Robin Stover 207-7945

**VOTE**

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

# Neighborhood and Urban Design Division

## Zoning Case Review

**Zoning Case No.:** Z2005244

**Existing Zoning:** R-6

**Requested Zoning:** R-6C

**Registered Neighborhood Association(s):**  
N/A

**Neighborhood/Community/Perimeter Plan:**  
South Central San Antonio Community Plan

**Future Land Use for the site:**  
Low Density Residential

**Other Comments:**

The Plan advocates for commercial development along commercial corridors, while this property is located on a residential street. The Plan also encourages enhanced landscaping on commercial properties.

**Analysis:**

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

**Staff Recommendation:**

☐ Supports

☐ Recommends Denial

☒ Alternate Recommendation

Conditions on this zoning should include adequate buffering and landscaping to screen the proposed office use from the residential uses adjacent to the property to the west and north.

**Reviewer:** Andrew Holubeck

**Title:** Planner II

**Date:** 5/11/05

**Manager Review:** Nina Nixon-Mendez

**Date:** 5/12/2005

**Z2005244 CD**

**ZONING CASE NO. Z2005244 CD -- November 1, 2005**

Applicant: Augustine & Norma Estrada

Zoning Request: "R-6" Residential Single Family District to "R-6" (CD for an Office)  
Residential Single Family District with a Conditional Use for an Office.

Augustine Estrada, 201 Rayburn Drive, owner, stated he is requesting this change in zoning to allow for an office on the subject property. He stated he is agreeable with staff's conditions.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned 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 Farias and seconded by Commissioner Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Farias and seconded by Commissioner Avila to recommend approval

1. Property is located on the east 59.8 feet of the south 160 feet of Lot 8, Block 3, NCB 8581 at 201 Rayburn Drive.
2. There were 16 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**Z2005244 CD**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.