

15 Notices Mailed

_____ In Opposition

_____ In Favor

BARLITE BLVD

11186

VAC

I2

MEDICAL
OFFICE

VAC

I2

SOUTH SAN HIGH SCHOOL

VACANT

200'

NAVAJO ST

CAR

C3NA

DEALERSHIP

HISPANIC

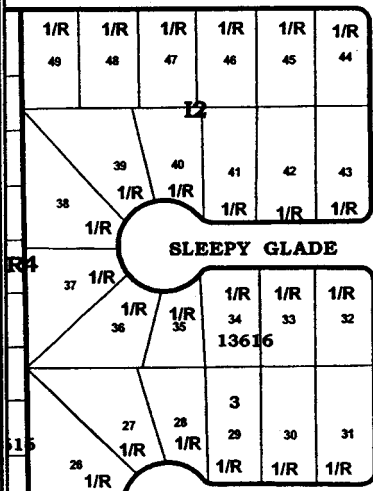
I2

BAPTIST

13659

13659

THEOLOGICAL



BARLITE BLVD

ZONING CASE: Z2005-258

City Council District No. 4
Requested Zoning Change
From "I-2" To "C-2"

Date: December 15, 2005

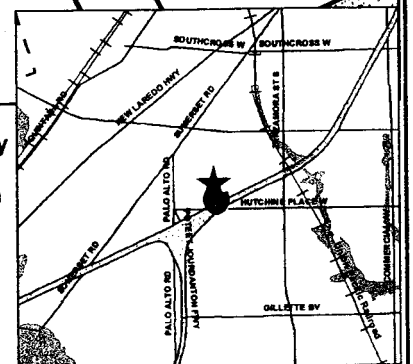
Scale: 1" = 200'

■ Subject Property

○ 200' Notification



C:\Nov_1_2005



CASE NO: Z2005258

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 4

Ferguson Map: 649 E8

Appeal:

Applicant:

Comprehensive Radiology
Management Services

Owner:

MTB Interests Inc. & WOB Interests Inc.

Zoning Request: From "I-2" Heavy Industrial District to "C-2" Commercial District

1.853 acre tract out of P-108, NCB 11186

Property Location: 7800 Block of Barlite Boulevard

Located on Barlite Boulevard, approximately 200 feet north of the Barlite
Boulevard and Navajo Street intersection

Proposal: For medical offices and laboratory

**Neighborhood
Association:** None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Barlite Boulevard, a local access street, approximately 200 feet north of the Barlite Boulevard and Navajo Street intersection. It is surrounded by undeveloped properties to the east and south, a high school to the west and medical offices to the north. The subject property as well as the surrounding properties are zoned "I-2" Heavy Industrial. This zoning classification is the conversion from the previous zoning designation of "MM" Second Manufacturing District, prior to the adoption of the Unified Development Code.

"C-2" Commercial District is proposed for the subject property for medical offices and laboratory. The "C-2" zoning designation is a down zoning from "I-2". It is consistent with the development pattern of Barlite Boulevard and the proposed use is consistent with the established uses in the area.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005258

ZONING CASE NO. Z2005258 -- November 15, 2005

Applicant: Comprehensive Radiology Management Services

Zoning Request: "I-2 Heavy Industrial District to "C-2" Commercial District.

Andy Guerrero, 3134 Renker, representing the owner, stated that they propose to develop a two-story medical office and laboratory facility on the subject property.

Staff stated there were 13 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.

COMMISSION ACTION

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

1. Property is located on 1.853 acre tract out of P-108, NCB 11186 at 7800 Block of Barlite Boulevard.
2. There were 13 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.