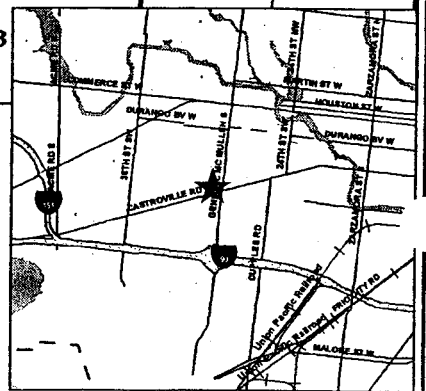


— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2005269 S

City Council District No. 6
 Requested Zoning Change
 From "R-4" To "O-1" S
 Date: December 6, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



CASE NO: Z2005269 S

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 06, 2005

Council District: 6

Ferguson Map: 615 C6

Applicant:

Edgewood Independent School District

Owner:

Edgewood Independent School District

Zoning Request:

From "R-4" Residential Single-Family District to "O-1" S Office District with a Specific Use Permit for Professional Offices exceeding 10,000 square feet.

Lots 38 and 39, NCB 8133

Property Location:

900 South San Eduardo Avenue

Approximately 400 feet north of the intersection of Castroville Road and South San Eduardo Avenue

Proposal:

To lease space in the closed elementary school to local community-based organizations for office use

Neighborhood Association:

None

Neighborhood Plan:

None

TIA Statement:

A traffic impact analysis is not required

Staff Recommendation:

Approval

The subject property is the vacant Emma Frey Elementary School in the Edgewood Independent School District. Emma Frey Elementary School opened in September of 1950 and remained open until May of 2005. The property was originally zoned "R-7" under the provisions of the 1965 zoning ordinance. The "R-7" zoning district was later converted to the "R-4" Residential Single-Family district in 2001 as a result of the adoption of the Unified Development Code (UDC).

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 234,614 square feet. The "O-1" zone allows only up to 10,000 square feet.

Staff has suggested an alternate recommendation, 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 authorization. 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 uses.

CASE NO: Z2005269 S

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005269 S

ZONING CASE NO. Z2005269 – December 6, 2005

Applicant: Edgewood Independent School District

Zoning Request: "R-4" Residential Single-Family District to "O-2" Office District.

Joe Alderete, 1602 Hillcrest, representing the applicant, stated that they propose to lease space in the closed elementary school to local community-based organizations for office use. He further stated that they agree with staff's recommendation for "O-1 S".

Staff stated there were 81 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 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 Gray and seconded by Commissioner Marshall to recommend approval of "O-1 S" Office District with a Special Use Authorization for Professional Offices exceeding 10,000 square feet contingent upon UDC amendment, and if the amendment fails then approval of "O-2" Office District.

1. Property is located on Lot 38 and 39, NCB 8133 at 900 South Eduardo Avenue.
2. There were 81 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends denial of "O-2" Office District and approval of "O-1 S" Office District with a Special Use Authorization for Professional Offices exceeding 10,000 square feet.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.