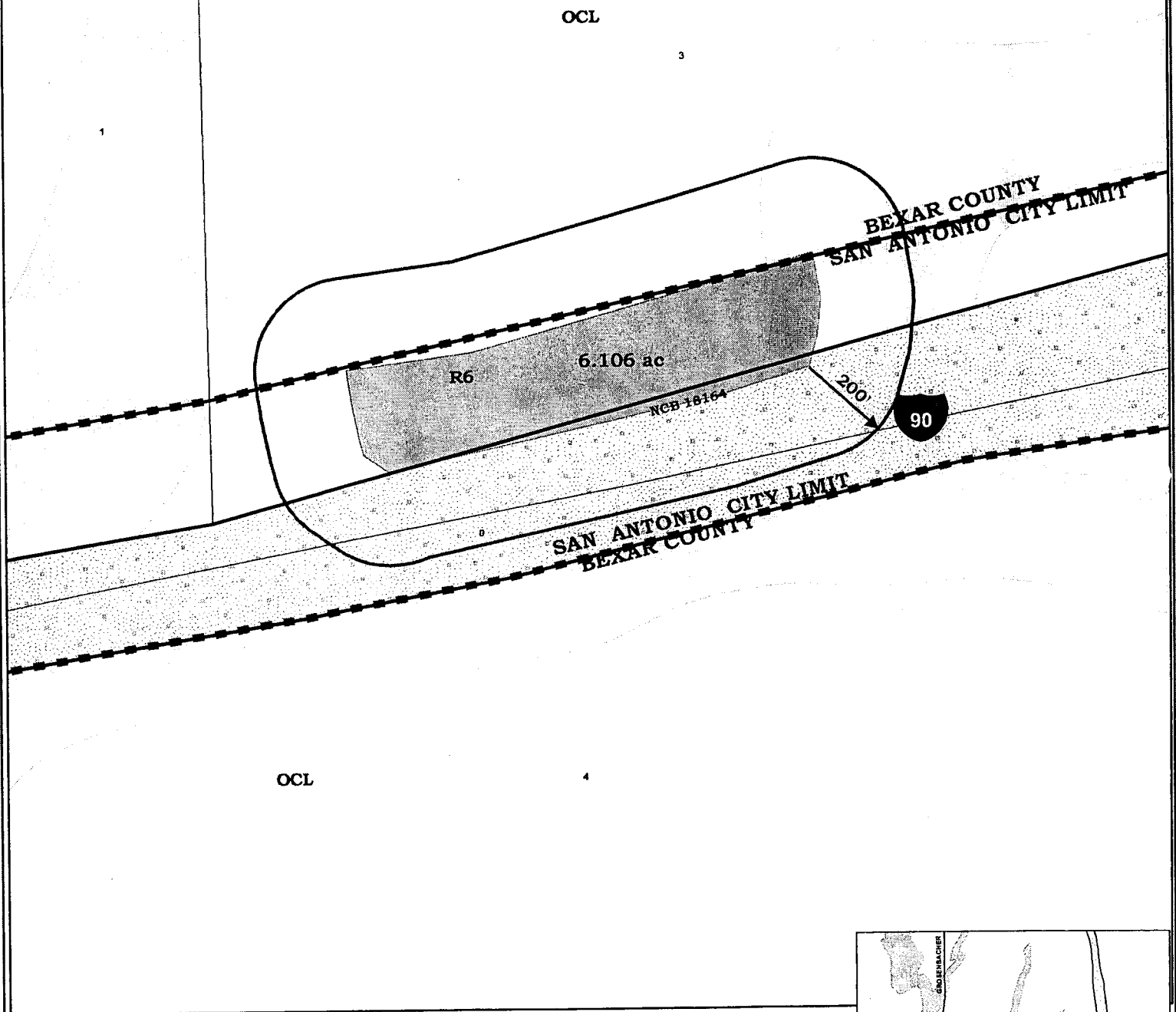


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



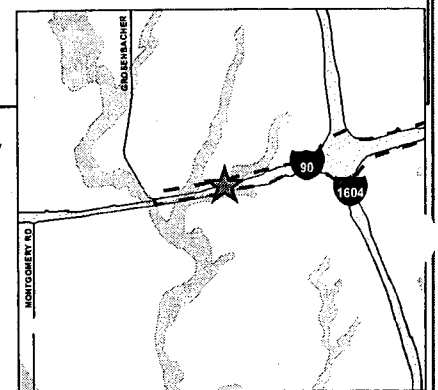
ZONING CASE: Z2006-004

City Council District No. 4
 Requested Zoning Change
 From "R-6" To "C-3"
 Date: February 9, 2006
 Scale: 1" = 300'

[Shaded Box] Subject Property
 [Circle] 200' Notification



C:\Dec_6_2005



CASE NO: Z2006004

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 4 **Ferguson Map:** 646 A4

Applicant: Owner

Brown, P.C. Lin Indrio, Inc.

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District

6.106 acres out of NCB 18164

Property Location: 11115 Highway 90 West

US Highway 90 and West Loop 1604 South

Proposal: Mixed-Use Retail Center

Neighborhood Associatio None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis has been submitted under a larger Master Development Plan. The 6.86-acres is currently zoned R-6 Single Family Residential use. The current zoning would have generated approximately 477 daily vehicle trips. The property is proposed to be zoned C-3, but no site plan has been submitted. Typical development on property zoned C-3 of this size would generate 3,208 average daily traffic, an increase of 2,731 vehicle trips per day. The Master Development Plan calls for the construction of Cagnon Road (70' collector) along the western edge of the commercial site, which will allow access to the development. A revised TIA for the site will be required at platting or at building permits to review access and volumes of vehicles at proposed driveway locations. The TIA Division recommends support of re-zoning.

Staff Recommendation:

Approval. The subject property (6.106 acres) is a strip of land adjacent and parallel to US HWY 90. The subject is part of a large 237.87-acre tract of land, which is outside of the City of San Antonio. The overall use will be a mixed-use development.

"C-3" zoning is encouraged at the intersections of major arterials and highways. Cagnon Road will serve as a major arterial, linking the commercial uses of the site and expanding the commercial node. The subject property is vacant. East of the proposed development is a residential subdivision and the remaining adjacent properties are vacant.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006004

ZONING CASE NO. Z2006004 – January 17, 2006

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single-Family District to "C-3" General Commercial District.

Daniel Ortiz, 112 E. Pecan, representing the owner, stated the purpose of this request is to allow development of a mixed-use retail center on the subject property. He stated he has met with the surrounding property owners who are in support of this zoning change.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Marshall to recommend approval.

1. Property is located on 6.106 acres out of NCB 18164 at 11115 Highway 90 West.
2. There were 3 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.