

CASE NO: Z2005297

Staff and Zoning Commission Recommendation - City Council

Date: January 26, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 7 **Ferguson Map:** 546 E-3

Applicant: Roy Horn III
Owner: Robert and Mary Maddox

Zoning Request: From "R-6" Residential Single-Family District to "C-3 NA" General Commercial, Nonalcoholic Sales District
Lot P-3D, NCB 15663

Property Location: 11212 Leslie Road
North of the intersection of Leslie Road and Braun Road

Proposal: To conform to the existing zoning districts

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Level 1 Traffic Impact Analysis (TIA) has been submitted and reviewed. Please see the attached document,

Staff Recommendation:

Approval.

The subject property is currently vacant and surrounded by a commercial zoning district. The property to the west is developed as a transfer station. There is a single-family residential development located to the north.

The property was rezoned from a Temporary "R-1" Residential District to "R-1" Single-Family Residence District in September of 1994. The district was converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The surrounding properties were also changed to the commercial districts with the same large area rezoning in 1994.

A "C-3 NA" General Commercial, Nonalcoholic Sales District would be appropriate at this site due to the surrounding zoning and potential land uses. The size and location of the property are not conducive to residential use.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005297

ZONING CASE NO. Z2005297 – January 17, 2006

Applicant: Roy Horn, III

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

Roy Horn, 9725 Towerview Road, representing the owner, stated at the time of annexation the front portion of the property that faces Loop 1604 was zoned "C-3" Commercial District and the rear portion remained "R-6". He stated their intent is to make the subject property consistent with the front portion "C-3" zoning designation.

Staff stated there were 5 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 Sherrill and seconded by Commissioner Kissling to recommend approval of "C-3NA".

1. Property is located on Lot P-3D, NCB 15663 at 11212 Leslie Road.
2. There were 5 notices mailed, 0 returned in opposition and 1 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.

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis Division
COPIES TO: File
SUBJECT: 11212 Leslie Road, Rezoning of 6.376-Acres, Level 1 TIA (Z2005297)
DATE: January 10, 2006

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the property at 11212 Leslie Road, NCB 15663 Lot P-3D, rezoning of 6.376-Acres. The analysis is in compliance with TIA Ordinance 91700.

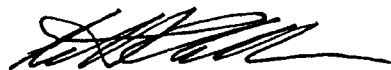
This proposed development is on Leslie Road northeast of Braun Road in the northwest San Antonio. The 6.376-acres is currently zoned R-6 Single Family Residential use. The property is proposed to be C-3 Commercial. No specific proposal has been submitted for the development. However, based on typical retail shopping in C-3 property of this size, the property could be expected to generate 260 PM peak hour trips, and 2,980 daily vehicle trips.

The following on-site improvements, as well as improvements along the project limits, are necessary and shall be provided by the developer, on and before the completion of the 6.376-acre tract, at no cost to the City of San Antonio:

- One access driveway has been proposed by the TIA and approved as part of the review. The driveway shall comply with UDC 35-506 (r). The access driveway shall provide clear sight distance along Leslie Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Leslie Road is a collector with approximately 60-feet of current ROW. The developer should make provisions, at the time of platting, for dedication of approximately 5-feet of right-of-way along Leslie Road to provide 35' feet of ROW from centerline of current ROW to property line.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for an internal site plan. Site circulation is important for this proposed development. Cross shared access is encouraged with adjacent commercial property in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets