

CASE NO: Z2006020 S

Staff and Zoning Commission Recommendation - City Council

Date: March 09, 2006

Zoning Commission Meeting Date: February 07, 2006

Council District: 4 **Ferguson Map:** 681 F3

Appeal:

Applicant: **Owner:**

Joel Ferdin Joel Ferdin

Zoning Request: From "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Permit for an Auto Body and Paint Shop

1A, 1B, 4A, 4B, 4C, 4D, 4E and 4F, Block 11, NCB 15502

Property Location: 2424 S. W. Loop 410

North of the intersection of Airlift Avenue and Altitude Drive

Proposal: For an auto body and paint shop

Neighborhood Association Lackland Terrace Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis:

A traffic impact analysis is not required

Staff Recommendation:

Approval

The subject property is currently vacant and located along S.W. Loop 410, a major freeway. The prior use of the property was as an Explorer RV recreational vehicle repair facility. It is adjacent to "C-3" zones to the north, south, east and west. There is a drainage easement located to the immediate south of the property.

The requested zoning change is compatible with the surrounding zoning along S.W. Loop 410. Further, the applicant is requesting a Special Use Permit for an Auto Body and Paint Facility within the current base zone of "C-3"; thus, not changing the base zone.

The subject property was originally zoned "B-3" under the 1965 zoning ordinance and subsequently reclassified to "C-3" Commercial District following the 2001 adoption of the Unified Development Code.

Staff recommends approval of the Special Use Permit with the following conditions:

1. Ingress and egress to the rear gated entrance be limited to Monday through Friday from 8:00 a.m. to 6:00 p.m.
2. A "Type C" landscape buffer shall be constructed at the rear of the property.

Zoning Commission Recommendation:

Approval with conditions

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006020 S

ZONING CASE NO. Z2006020 S – February 7, 2006

Applicant: Joel Ferdin

Zoning Request: "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Permit for an Auto Body and Paint Shop.

Balsan Serna, representing the owner, stated they are proposing to operate an auto body and paint shop on the subject property. He stated they have met with Lackland Terrace Neighborhood Association who are in support. He further stated they are in agreement with staff's recommendations.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 8 returned in favor and Lackland Terrace Neighborhood Association is 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 with staff conditions:

- a. Ingress and egress to the rear gated entrance be limited to Monday thru Friday from 8 am to 6 pm
 - b. A Type "C" vegetative buffer should be constructed at the rear of the property.
1. Property is located on 1A, 1B, 4A, 4B, 4C, 4D, 4E and 4F, Block 11, NCB 15502 at 2424 S. W. Loop 410.
 2. There were 32 notices mailed, 1 returned in opposition and 8 in favor.
 3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2006020

Lot 25, Block 29, POWDERHORN
(Vol. 8700, Pg. 135)

N 89°52'30" E 325.00'

Loop 410
(300' Wide Public Right-of-Way)

1.664 Acres
Block 11
Lot 4 N. C. B. 15502
Lot 1

860a

25' drain R.O.W.
S 60°23'10" W 573.83'

Airlift Ave.

Altitude Drive
(60' Wide Public Right-of-Way)

Lot 3
(Vol. 8015, Pg. 1005)

25' drain R.O.W.
N 58°00'13" E 191.61'

0.376 Acre
out of Lot 2
Block 10 N. C. B. 15506

portion of Lot 2
(Vol. 9541, Pg. 1516)

portion of Lot 1
(Vol. 7034, Pg. 215)

portion of Lot 1
(Vol. 9819, Pg. 1493)

portion of Lot 1
(Vol. 6761, Pg. 114)

portion of Lot 1
(Vol. 10202, Pg. 1286)

Scale: 1" = 30'

Borrower: Joel Ferdlis

NOTES:

- 1.) This Survey was made by Gary A. Gibbons, a Licensed Professional Land Surveyor, State of Texas, License No. 4716, dated and recorded in this office on 11/02/05.
- 2.) Easement and restriction references are as identified by Title Commitment above, only.
- 3.) Bearing relation is based on plat recorded in Vol. 3023, Pg. 151.
- 4.) Found monumentation resulted in all bearings and distances falling within maximum positional tolerances.
- 5.) This survey is being prepared solely for the use of the current parties (as noted above). The Surveyor has been directed, expressed or implied, to keep this survey secret as to its contents in conjunction with the transaction which shall take place within a month of the date of this survey.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
RECORDED IN: VOL. 3023, PG. 151 VOL. 3677, PG. 401
VOL. 3830, PG. 170 VOL. 3827, PG. 483
VOL. 4341, PG. 243 VOL. 3233, PG. 307
Census No. 2000-00-0011

I hereby certify that this map represents an actual survey made on the ground by men capable of using direct observation and that said professional service conforms to the minimum standards of survey practice as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on:

THE 2nd DAY OF November, 2005, A.D.

Gary A. Gibbons
CLAY A. GIBBONS
Registered Professional Land Surveyor Number 4716

Survey field work completed on:
THE 2nd DAY OF November, 2005, A.D.

A Boundary and Improvement Survey of:

A 1.664 acre tract, being all of Lots 1 and 4, Block 11, New City Block 15502, and a 0.376 acre tract out of Lot 2, Block 10, New City Block 15506, KEL-LAND HEIGHTS, San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 3025, Page 151 of the Deed & Plat Records of Bexar County, Texas.

drawn by: G. GIBBONS
checked: G. GIBBONS
date: 11/02/05
job no.: 05-3692-01 C

revision: