

# ZONING CASE: Z2006-064

City Council District No. 8

Requested Zoning Change

From "R-20" GC-1 To "C-3" GC-1

Date: April 13, 2006

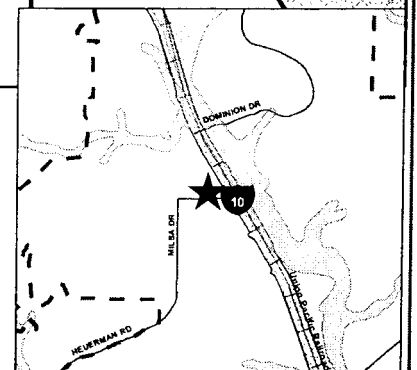
Scale: 1" = 200'

Subject Property

200' Notification



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# CASE NO: Z2006064

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 13, 2006

**Zoning Commission Meeting Date:** March 07, 2006

**Council District:** 8 **Ferguson Map:** 480 A5

**Applicant:** Owner

Brown, P. C. Sonrise Fellowship of San Antonio, Inc.

**Zoning Request:** From "R-20" GC-1 Residential Single Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1

**Property Location:** 3.357 acres out of NCB 18338  
21683 and 21691 Milsa Drive  
Northwest Corner of Interstate Highway 10 West and Milsa Drive

**Proposal:** To Develop a Retail Shopping Center

**Neighborhood Association:** Friends of Friedrich Park (within 200 feet)

**Neighborhood Plan:** None

### **Traffic Impact Analysis**

A Level-I Traffic Impact Analysis has been submitted.

### **Staff Recommendation:**

Denial of C-3, Approval of C-2

The proposed general commercial zoning is most appropriate at the intersections of major thoroughfares where potential conflicts with less intense residential uses are minimal. Although Milsa Drive is classified as a Type "A" Secondary Arterial in the city's Major Thoroughfare Plan and the IH 10 access road is a major road, there are existing single family dwellings along Milsa Drive, including one immediately west of the subject property. Additionally, more than 90% of retail uses and 80% of service-oriented uses identified as permitted uses in the C-3 zoning district are also permitted by right in the C-2 district.

Locally-oriented commercial uses permitted in the C-2 zoning would be more appropriate at this location than the regional uses permitted by a C-3 zoning. Among those regional uses permitted in the C-3 and not in C-2 are nightclubs, dance halls, automobile and truck repair and service, wholesaling, feed stores, indoor flea markets, home improvement centers, body piercing, and tattoo and massage parlors. The applicants are requesting general commercial to develop a retail shopping center.

The subject properties were annexed into the city in 1998 with R-8 zoning, which later converted to R-20 following the 2001 adoption of the Unified Development Code. The gateway corridor overlay was applied in 2003, and both parcels are entirely located within the overlay. The church building on the property dates to the early 1980's and the detached school building with living space dates to about 1955.

The parcel to the south zoned R-20, across Milsa Drive, is presently undeveloped and there are existing single family residences on the north and south sides of Milsa Drive to the west also zoned R-20. To the north are undeveloped lands zoned C-3. These properties were part of a large zoning case (Z2005098) where more than 200 acres were zoned R-6 for a future planned unit development and about 35 acres were zoned C-3. The commercial zoning extends from the frontage of IH 10 to the west and south, at some points extending to the frontage along the westerly portions of Milsa Drive. This residential and commercial zoning, as approved by Council in May of 2005, is in anticipation of the extension of Dominion Drive via overpass to the west side of IH 10 and its continuation along the north/south alignment of Milsa Drive and

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its extension into Heuermann Road. At present, the frontage of IH 10 from Milsa Drive south beyond Oak Drive remains either R-6 or R-20 single-family residential zoning.

A rezone to C-3 will not require the installation of a Type "C" buffer along the north property line but will require a buffer along the west property line. The installation of a Type "B" buffer would similarly apply with the approval of a C-2 zoning.

### Zoning Commission Recommendation:

Approval of C-2

**CASE MANAGER :** Matthew Taylor 207-5876

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006064**

**ZONING CASE NO. Z2006064** – March 7, 2006

Applicant: Brown, P. C.

Zoning Request: “R-20” “GC-1” Residential Single Family Gateway Corridor District 1  
to “C-3” “GC-1” General Commercial Gateway Corridor District 1.

Patrick Christensen, 112 E. Pecan, representing the owner, stated they proposing to develop a retail shopping center on the subject property. He stated he has been working with the representative from Friends of Friedrich Park on restrictive covenants, which would be ready by the time this case is presented to City Council.

**FAVOR**

Francine Romero, stated she is in support of this development. She stated this a very unique neighborhood and their intent is to help preserve their neighborhood.

Staff stated there were 7 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Friends of Friedrich Park are 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 Robbins to recommend approval.

1. Property is located on 3.357 acres out of NCB 18338 at 21683 and 21691 Milsa Drive.
2. There were 7 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright,  
Martinez, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.