

..... Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2006-049 CD

City Council District No. 8

Requested Zoning Change

From "PUD RM4" and "RM4" To "PUD RM4"CD and "RM4"CD

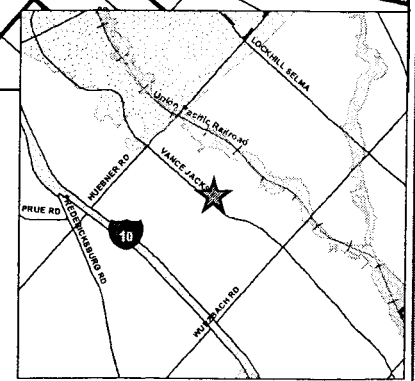
Date: March 23, 2006

Scale: 1" = 200'

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



C:\Feb. 7_2006



CASE NO: Z2006049 CD

Staff and Zoning Commission Recommendation - City Council

Date: March 23, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 8

Ferguson Map: 549 A3

Applicant:

Owner:

Roy R. Barrera, Sr.

Roy R. Barrera, Sr.

Zoning Request:

From PUD "RM-4" Planned Unit Development Residential Mixed District and "RM-4" Residential Mixed District to PUD "RM-4" (CD- Outdoor Art Gallery) Residential Mixed Planned Unit Development District with Conditional Use for an Outdoor Art Gallery on Lot 13B, Lot 14B and Lot 15B out of NCB 14735 and "RM-4" (CD- Outdoor Art Gallery) Residential Mixed District with Conditional Use for an Outdoor Art Gallery on Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735

Lot 13B, Lot 14B, Lot 15B, Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735 (5.8630 acres)

Property Location:

11356 Vance Jackson Road

Northeast side of Vance Jackson Road between Wallstreet and Lomita

Proposal:

Outdoor Art Gallery (Sculptors Dominion)

Neighborhood Association

Vance Jackson Neighborhood Association and Mission Trace Home Owners Association (within 200 feet)

Neighborhood Plan:

None

Traffic Impact Analysis

A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is located north of Vance Jackson Road, a major thoroughfare. The subject property is adjacent to "MF-33" Multi Family District to the northwest, "RM-4" Residential Mixed District to the southeast and PUD "R-4" Planned Unit Development Residential District to the northeast. The Conditional Use will permit an outdoor art gallery, exhibiting to the public for 6 weekends in April and May, annually, and open to school children for tour and hands on learning, by appointment during the 6 week period of operation. The outdoor art gallery will house large scale sculpture by local, state, national and international artists. The subject property is enhanced by the spacious, naturally landscaped garden setting. The Conditional Use will allow the Outdoor Art Gallery while preserving the neighborhood character.

The Sculptors Dominion will be operated by Gilbert E. Barrera, Executive Director. The Mission of Sculptors Dominion is to bring professional large scale sculpture to the City of San Antonio for the artistic, educational and cultural enjoyment of the general public, collectors and aficionados and to provide an avenue of commerce between the Sculptor and any prospective client.

The following conditions in addition to those in subsection (e)(2) above shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the

CASE NO: Z2006049 CD

Staff and Zoning Commission Recommendation - City Council

surrounding neighborhood.

C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Staff recommends approval with the following conditions:

1. Open only in April and May.
2. Hours of operation 9 A.M. to 9 P.M. on Saturdays and Sundays.
3. School tours by appointment on school days Monday thru Thursday.
4. No live or recorded music.
5. No voice amplification.
6. Two signs displayed on each side of the entrance to the Outdoor Art Gallery.
7. Beer may not be sold.
8. Large commercial vehicles used to deliver or remove exhibits may not be parked on the property over night if visible from Vance Jackson Road

Zoning Commission Recommendation:

- Approval with conditions:
1. Open only in April and May.
 2. Hours of operation 9 A.M. to 9 P.M. on Saturdays and Sundays.
 3. School tours by appointment on school days Monday thru Thursday.
 4. No live or recorded music.
 5. No voice amplification.
 6. Two signs displayed on each side of the entrance to the Outdoor Art Gallery.
 7. Beer may not be sold.
 8. Large commercial vehicles used to deliver or remove exhibits may not be parked on the property over night if visible from Vance Jackson Road

VOTE

FOR	9
AGAINST	0

CASE MANAGER : Pedro Vega 207-7980

ABSTAIN	0
RECUSAL	0

Z2006049 CD

ZONING CASE NO. Z2006049 CD – February 21, 2006

Applicant: Roy R. Barrera, Sr.

Zoning Request: PUD "RM-4" Planned Unit Development Residential Mixed District and "RM-4" Residential Mixed District to PUD "RM-4" (CD- Outdoor Art Gallery) Residential Mixed Planned Unit Development District with Conditional Use for an Outdoor Art Gallery on Lot 13B, Lot 14B and Lot 15B out of NCB 14735 and "RM-4" (CD- Outdoor Art Gallery) Residential Mixed District with Conditional Use for an Outdoor Art Gallery on Lot TR-16, Lot TR-17 and Lot TR-18 out of NCB 14735.

Roy R. Barrera, Sr., 11354 Vance Jackson, owner, stated he is requesting this change in zoning to operate an outdoor art gallery. He stated that his son is a sculptor and displays his art for the general public, school tours and other interested parties. The gallery would only be open 2 months out of the year, April and May. He stated his hours of operation would be from 9 am to 9 pm. He stated they would also provide school tours, which would be by appointment only on school days (Monday thru Thursday).

Carmen Ramirez, 424 E. Nueva, stated they have visited with some of the neighbors who support their request. She stated this art gallery would only be in operation for 2 month of the year so she does not feel this operation would pose a threat to the community.

Gilbert Barrera, 11356 Vance Jackson, stated he is the sculptor. He prepares such sculptors for educational and cultural enjoyment of the general public.

FAVOR

Laura Richter, 11303 Vance Jackson, stated she is in support of this request. She feels this would be good for the community.

OPPOSE

Woody Halsey, 3000 Charter Rock, stated he would like to express concerns with the following: increase in traffic in the neighborhood, parking of school buses, he does not approve of large school buses parking in the neighborhood for the duration of the tours and the noise pollution that would come from music, if any, or from the PA system. He feels these issues should be addressed before action is taken on this case.

Z2006049 CD

REBUTTAL

Roy R. Barrera, Sr., 11354 Vance Jackson, owner, stated regarding Mr. Halsey's concerns he feels they have been addressed. He stated they would not have any music or PA Systems on the premises. As for the parking issue, they would only give school tours by appointment only therefore they would possibly be no more than two buses.

Staff stated there were 89 notices mailed out to the surrounding property owners, 0 returned in opposition and 9 returned in favor and no response from Mission Trace Home Owners Association and Vance Jackson Neighborhood Association is in opposition.

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 Stribling and seconded by Commissioner Martinez to recommend approval.

1. Property is located on Lot 13B, Lot 14B, Lot 15B, Tract 16 thru 18 out of NCB 14735 (5.8630 acres) at 11356 Vance Jackson Road.
2. There were 89 notices mailed, 0 returned in opposition and 9 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.