

SAN ANTONIO CITY LIMIT
BEXAR COUNTY

VAC

C3

1/R

200'

Notices Mailed

In Opposition

In Favor

VAC

C3

34362

1604

W LOOP 1604 S

OCL

35.42 ac

R6

R6

OCL

ZONING CASE: Z2006-094

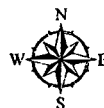
City Council District No. 4
Requested Zoning Change
From "R-6"
To "C-3"

Date: May 18, 2006

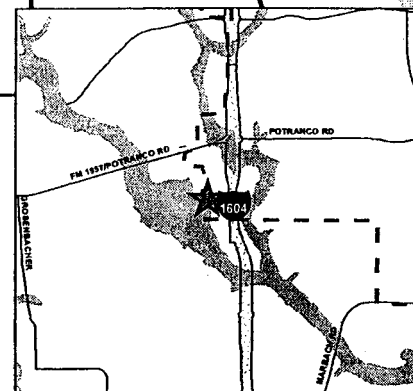
Scale: 1" = 500'

Subject Property

200' Notification



C:\Apr_4_2006



CASE NO: Z2006094

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 4

Ferguson Map: 612 A5

Applicant:

Owner

Kaufman & Associates, Inc.

Steve Persyn

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

P-9, NCB 34361

Property Location: 325 South Loop 1604

South west of the intersection of Loop 1604 and Potranco

Proposal: To develop a commercial project

Neighborhood Associatio None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is required

Staff Recommendation:

Pending TIA review.

Approval. This rezoning completes the commercial node at Potranco and Loop 1604. The property has a flood basin to the west, C-3 zoning to the north and Loop 1604 to the east. This intersection has had three zoning cases (Z2004145, Z2004262 and Z2005073) which has created the commercial node and is further contained by natural constraints and the City Limits.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006094

ZONING CASE NO. Z2006094 – April 18, 2006

Applicant: Kaufman & Associates, Inc.

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

Lucy Gentry, 100 W. Houston, representing the owner, stated this property was annexed and classified at "R-6" and they are requesting a zoning change to allow development of a commercial project, a Lowe's Department Store. This request would complete the commercial node at Potranco and Loop 1604. She further stated the TIA has been submitted and is under review.

Staff stated there were 2 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 Gray and seconded by Commissioner Martinez to recommend approval.

1. Property is located on P-9, NCB 34361 at 325 South Loop 1604.
2. There were 2 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends pending TIA review.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.