

ZONING CASE: Z2006-063 CD

City Council District No. 3
 Requested Zoning Change

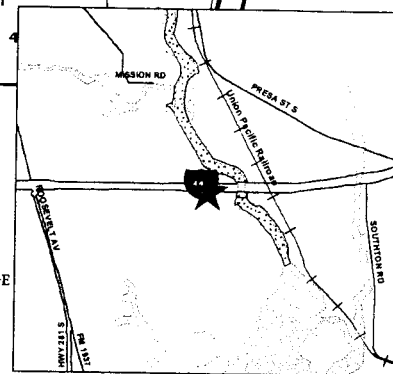
From H "C-2" RIO-6, H "R-6" RIO-6 To H "C-2" RIO-6, H "C-2" RIO-6 CD, H "C-2" RIO-6 S

Date: June 1, 2006

Scale: 1" = 300'

Subject Property

200' Notification



CASE NO: Z2006063CD

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 3

Ferguson Map: 683 D4

Applicant:

Owner:

Brown, P. C.

Presto Tierra, LLC

Zoning Request:

From (H) "C-2 RIO-6" Historic Commercial River Improvement Overlay District and (H) "R-6 RIO-6" Historic Residential Single-Family River Improvement Overlay District-6 to (H) "C-2 RIO-6" CD Historic Commercial River Improvement Overlay District with a Conditional Use for a Gasoline Station with Auto Repair on 1.068 acres out of NCB 11168, (H) "C-2 RIO-6" Historic Commercial River Improvement Overlay District on 4.5 acres out of NCB 11173, and (H) "C-2 RIO-6" S Historic Commercial River Improvement Overlay District with a Specific Use Permit for a Hotel on 1.6 acres out of NCB 11173

1.068 acres out of NCB 11168 and 6.455 acres out of NCB 11173

Property Location:

2425 East Chaveneaux and 9650 Espada

Loop 410 South and Espada Road

Proposal:

To develop a retail shopping center

Neighborhood Association

None

Neighborhood Plan:

City South Community Plan

Traffic Impact Analysis

A traffic impact analysis is not required. One may be required at the building/permitting stage.

Staff Recommendation:

Inconsistent. The City South Community Plan calls for Urban Living at these locations.

Approval, pending plan amendment. The subject properties are located to the immediate east and west of the intersection of Old Espada Road and the access road to Southeast Loop 410. The applicant is requesting "C-3" General Commercial zoning at these locations. The current base zone for the subject property identified as Tract 1 on the zoning case exhibit map (2425 East Chavaneaux) is "C-2" and "R-6" on Tracts 2 and 3 (9650 Old Espada Road).

The applicant is requesting "C-2" CD on Tract 1 in order to construct a gas station with auto repair. The applicant is also requesting "C-2" on Tract 2 in order to construct a retail center and a hotel on Tract 3. The subject properties are currently in the CitySouth Community Plan. The subject properties are currently proposed for "Urban Development" land use types. Staff is in support of C-2 with a conditional use with conditions conforming to a "UD" District.

To the south and southeast of the subject properties are large-lot single-family homes. To the west are heavy commercial uses, with the San Antonio River to the east. The proximity of the subject properties to the San Antonio River was a factor in staff's request for the applicant amendment to "C-2" with conditional uses on all tracts. The initial requests of "C-3" are not compatible with the residential and environmentally significant surroundings. Additionally, the subject properties are within the Mission Historic District (Mission Espada is approximately ¼ mile southeast from the subject properties) and the River Improvement Overlay District 6 boundaries, which will require any development to follow design standards outlined in the Unified Development Code for the RIO-6 sector.

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Staff and Zoning Commission Recommendation - City Council

Staff supports the amended request.

Zoning Commission Recommendation:

Approval with Conditions

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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ZONING CASE NO. Z2006063 – May 2, 2006

Applicant: Brown, P. C.

Zoning Request: "H" "C-2" "RIO-6" Historic Commercial River Improvement Overlay District 6 and "H" "R-6" "RIO-6" Historic Residential Single Family River Improvement Overlay District 6 to "H" "C-2" "RIO-6" CD Historic Commercial River Improvement Overlay District 6 with a Conditional Use for a Gasoline Station with Auto Repair on 1.068 acres out of NCB 11168, "H" "C-2" "RIO-6" Historic Commercial River Improvement Overlay District 6 on 4.5 acres out of NCB 11173 and "H" "C-2" "RIO-6" S Historic Commercial River Improvement Overlay District 6 with Specific Use Permit for a Hotel on 1.6 acres out of 11173.

Patrick Christiansen, 112 E. Pecan, representing the owner, stated he would to amend his request from "C-3" of all three tracts as follows Tract 1 to "C-2" C for Conditional Use for a gas station with a repair facility to comply with City staff's recommendation, Tract 2 from "C-3" to "C-2" and Tract 3 from "C-3" to "C-2" S for Specific Use for a Hotel. He stated Tract 2 & 3 are currently zoned "R-6" and the "C-2" zoning designation is clearly more appropriate than residential development.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 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 Gadberry and seconded by Commissioner Martinez to recommend approval of "RIO-6" Tract 1 "C-2" C for gasoline and repair, Tract 2 "C-2" and Tract 3 "C-2" S for a hotel and in addition the site plans should reflect the following conditions:

1. Compliance with the Urban District building design standards referenced in Section 35-310.15 E1 thru 5.
2. The UD Sign Standards referenced in Section 35-310.15 F.
3. The UD Buffer Standard.
4. A 30 foot vegetative buffer Type E or N referenced in Section 35-310.315 G1
5. A 35-foot maximum front setback from Espada.

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1. Property is located on 1.68 acres out of NCB 11168 and 6.455 acres out of NCB 11173 at 2425 East Chaveneaux and 9650 Espada.
2. There were 31 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

ABSTAIN: Stribling

NAYS: None

THE MOTION CARRIED

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

(A verbal vote was taken)

The motion was made by Commissioner Gadberry and seconded by Commissioner Westheimer to find consistency with the neighborhood plan.

**AYES: Avila, 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.

