

Z2008262 Rezoning of Calloway Property on IH-10

What is Zoning Case Z2008262?

TPC Management, Inc. requests rezoning of the old Calloway's Nursery location, at 9455 IH-10 West, from Commercial C-2 and Office O-2 to Commercial C-3, allegedly for old and new car sales and car servicing. (See VJNI zoning page at www.vjni.org/Zoning-Cases/index.htm.)

City staff will recommend Approval. (See "Land Usage" Map and "Staff Recommendation" on the other side.) The Zoning Board meeting on this case will be on Tuesday, September 16th

District 8 Council Office has requested fast tracking this so that it will go to City Council the same week on Thursday, September 18th! (This request is very unusual and gives the impression of preferential treatment.)

What's Wrong With This Request?

The change removes Office (O-2) buffering, which is counter to normal City policy. The change intensifies commercial presence, and the specific commercial usage (car sales and servicing vice nursery) degrades aesthetic appeal for the property.

If the property is rezoned C-3, then any commercial activity legally covered by C-3 can be placed on the property, now or in the future. From the City's Permitted Uses,

"C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers, and/or assembly of similar uses into a single complex. Examples of permitted uses include: Microbrewery, Bar or Tavern, Amusement/Theme Parks, Dance Hall, Movie Theatre, Auto Repair, Auto Sales (new and used), Auto Glass Sales (installation permitted), Auto Muffler (sales and installation only), Bookbinder, Dry Cleaning or Laundry Plant. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas, which are screened as provided in 35-510(g) of the Unified Development Code"

So from the above, Microbrewery, Bar or Tavern" can be located on the property.

Rezoning property to C-3 sets precedence for other C-2 properties on IH-10 to be rezoned. ("Domino Effect")

Z2008262 can only hurt or jeopardize your quality of life (loudspeakers, service noise & smells, appearance, urban heating, test drives, dumpster placement and pickup, etc.) and property value.

What can you do?

1. If you receive a notice from the City about this case, send it back in time. ***THIS IS CRITICAL***
2. Contact Councilwoman Cibrian's office at 207-7086 or email her at district8@sanantonio.gov.
3. Attend Zoning and/or Council meetings. Or collect petitions and have representatives go.

Conclusion.

I'm sorry to be blunt, but time is short and you are the ones who will have to live with the consequences of this case. VJNI is ready to support neighbors in this case, but you have to do your part too.

Ted Trakas, President

Vance Jackson Neighborhood, Inc.

officers@vjni.org

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