

ZONING CASE: Z2002-166

City Council District NO. 9
 Requested Zoning Change
 From: "R-4" To: "R-4 C"
 Date: OCT. 24, 2002
 Scale: 1" = 200"

Subject Property
 200' Notification

T-17
 D-3
 p. 582



CASE NO: Z2002166 C

Continued from September 17 and October 1, 2002

Zoning Commission Meeting Date: October 15, 2002

Council District: 9

Ferguson Map: 582-D3

Appeal:

Applicant:

City of San Antonio

Owner

Anthony Ferro

Zoning Request: From "R-4" Residential Single-Family District to "R-4 C" Residential Single Family District with a Conditional Use for a four-plex.

Lots 10 and 11, Block B, NCB 10110

Property Location: 116 Nova Mae Drive

Applicants Proposal: To permit the construction of a four-plex

Staff Recommendation:

Approval The North Central Neighborhood Community Plan recommends this location for Low Density Residential Use. The subject property is currently vacant and has existing commercial zoning to the east and north and "R-4" zoning to the west and south. The request of "R-4 C" is compatible and will not adversely affect the surrounding area.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002166 C

ZONING CASE NO. Z2002166 C September 17, 2002

Applicant: City of San Antonio

Zoning Request: "R-4" Residential Single Family Residential District to "RM-4" Residential Mix District.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated they are proposing to construct a four-plex on the subject property.

OPPOSE

Mary Lou Mabie, 311 Ade Maria, stated she would support this development with the agreement that a 6 foot privacy fence be installed along the property lines

Mary Alice Ramsey, 125 Ave Maria, stated she strongly opposes this request. She stated Mr. Ferro has had several properties rezoned within this area with certain restrictions and Mr. Ferro has not complied with those restrictions. Mr. Ferro has not enclosed the dumpster as instructed. She stated the appearance of the property is deteriorating due to the debris and other items that are being stored on the property.

REBUTTAL

Jerry Arredondo, 9901 IH 10 W., stated there items being stored on the property but they will be remove upon the construction of the four-plex. He stated they would agree with the 6-foot privacy fence along the property lines.

Chong Chin, 150 W. Sunset, architect, stated as part of the construction of the four-plex they would erect a fence and the dumpsters would be screened off and a landscape buffer would be provided.

Staff stated there were 21 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and North Shearer Hills 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 McAden and seconded by Commissioner Grau to recommend a continuance until October 1, 2002.

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1. Property is located on Lots 10 and 11, Block B, NCB 10110 at 116 Nova Mae Drive.
2. There were 21 notices mailed, 3 returned in opposition and 3 returned in favor.
3. Staff recommends denial.

**AYES: Mehringer, Grau, Cardenas-Gamez, McGowan, McAden, Avila, Morell,
Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002166 C

ZONING CASE NO. Z2002166 C October 1, 2002

Applicant: City of San Antonio

Zoning Request: "R-4" Residential Single Family District to "RM-4" Residential Mixed Family District.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated he has been working with Commissioner McAden regarding this request and have reached an agreement. He stated they are proposing to construct a four plex on the subject property.

FAVOR

Jeff Vollmer, 170 Melliff Drive, stated their neighborhood association is in favor of this request. He stated he feels this zoning change is appropriate and is compatible to the surrounding area.

Chong Chin, 150 W. Sunset Avenue, architect of the project, stated this development would enhance Mr. Ferro's property along with the neighborhood.

OPPOSE

Mary Lou Mabie, 311 Ave Maria, stated she would like the subject property to remain single family residential. She stated there are several apartment/duplexes in the neighborhood. She is concerned that this development would deteriorate the neighborhood.

Mary Alice Ramsay, 125 Ave Maria, president of the North Shearer Hills Neighborhood Association, stated she strongly opposes this request. She stated their neighborhood plan calls for low density, which does not include a four plex. She stated she is concerned that Mr. Ferro is requesting this change to expand his car repair business. She feels he would use this development to park more cars on the property.

REBUTTAL

Jerry Arredondo, 9901 IH W., stated he feels a four plex is appropriate for this property. He stated single-family residences would not be suitable for this area due to the commercial use that surrounds the property.

Staff stated there were 21 notices mailed out to the surrounding property owners, 4 returned in opposition and 3 returned in favor and North Shearer Hills Neighborhood Association is in opposition.

Z2002166 C

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 McAden and seconded by Commissioner Grau to recommend a continuance for October 15, 2002 for consider of approval of "R-4C" with conditional use for a four plex with the following conditions: 1. Construction of 6-foot solid fence on the south, east and west sides of the properties; 2. The trash receptacle shall be screened; the approval is contingent on City Council approval of an amendment to the proposed land use on the subject property by the North Central Neighborhood Plan.

1. Property is located on Lots 10 and 11, Block B, NCB 10110 at 116 Nova Mae Drive.
2. There were 21 notices mailed, 4 returned in opposition and 3 in favor.
3. Staff recommends denial.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002166 C

ZONING CASE NO. Z2002166 C October 15, 2002

Applicant: City of San Antonio

Zoning Request: "R-4" Residential Single Family District to "R-4" C Residential Single Family District with conditional use for a four-plex.

Jerry Arredondo, 9901 IH 10, representing the applicant, stated they are proposing to develop a four-plex on the subject property.

Staff stated there were 21 notices mailed out to the surrounding property owners, 4 returned in opposition and 3 returned in favor and North Shearer Hills Neighborhood 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 McAden and seconded by Commissioner Grau to recommend approval of "R-4" C.

1. Property is located on Lots 10 and 11, Block B, NCB 10110 at 116 Nova Mae Drive.
2. There were 21 notices mailed, 4 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

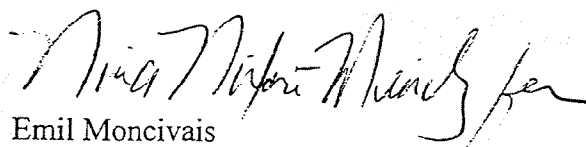
**CITY OF SAN ANTONIO
PLANNING DEPARTMENT**

Interdepartmental Correspondence

TO: Roderick Sanchez, AICP, Assistant Director of Development Services
FROM: Emil Moncivais, AICP, AIA, Director of Planning Department
COPY: Nina Nixon-Méndez, David Arciniega
SUBJECT: Zoning Case No. Z2002166, 116 Nova Mae Drive

DATE: October 1, 2002

The North Central Neighborhoods Community Plan designates this property for low density residential use. The "RM-4" zoning requested by the applicant is not consistent with the plan. For this reason staff recommended "R-4 C" zoning with a conditional use for a four-plex. At the October 1, 2002 Zoning Commission meeting, the Commission recommended "R-4 C" and continued this case for two weeks and directed the applicant to seek an amendment to the neighborhood plan. I would advise that an amendment to the neighborhood plan is not necessary because the proposed "R-4 C" zoning is consistent with the neighborhood plan as required by §35-105, 35-420 and 35-421 of the Unified Development Code. Please advise the Commission of this determination on October 15 when this case is reconsidered.


Emil Moncivais
Director of Planning Department