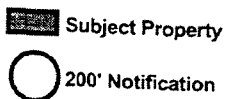
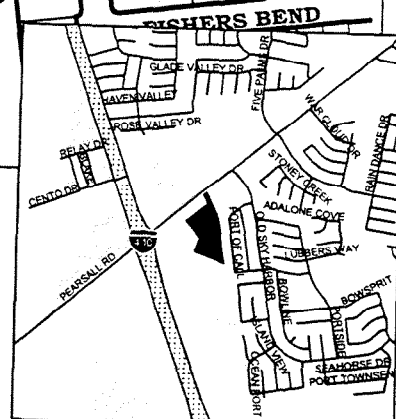


ZONING CASE: Z2002-027

City Council District NO. 4
 Requested Zoning Change
 From: "C-3R" To: "MF-25"
 Date: December 12, 2002
 Scale: 1" = 300'



T- 20
 A-1
 p. 680



CASE NO: Z2002027

Zoning Commission continuance from September 17 and October 1, 2002; City Council continuance from November 14, 2002

Zoning Commission Meeting Date: October 01, 2002

Council District: 4

Ferguson Map: 680 A-1

Appeal: Yes

Applicant:

Mohammed Ali Rafati

Owner

Mohammed Ali Rafati

Zoning Request: From "C-3 R" Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family District.

15.00 acres out of NCB 14491

Property Location: 10400 block of Old Pearsall Road

Southeast side of Old Pearsall Road, just north of intersection with SW Loop 410

Applicants Proposal: To construct a development of multi-family living

Staff Recommendation:

Approval. The "MF-25" Multi-Family District is an appropriate downzoning from "C-3 R" Commercial Restrictive Alcoholic Sales District. The location at Pearsall Road and Loop 410 is an adequate location for a multi-family development. The Right of Way that previously contained the Lackland Spur Railroad tracks will provide a 100 foot buffer between the subject property and single family residential properties on Port of Call.

Zoning Commission Recommendation:

Denial

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002027

ZONING CASE NO. Z2002027 September 17, 2002

Applicant: Mohammed Ali Rafati

Zoning Request: "C-3" R Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family District.

Patrick W. Christianson, 875 E. Ashby, stated they have been meeting with Southwest Community Association and they are still working out an agreement. He further stated he would like to request a continuance for two weeks.

OPPOSE

Carole Abitz, 8903 Island View, stated she would like this case be continued for 30 days to have more time meet with the developer. She further stated there are still several concerns that need to be addressed.

James Myers, 5539 Cool Valley, stated he has not been well informed of this project therefore he is requesting a 30-day continuance to meet with the developer regarding this project.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Southwest Community Association.

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 Avila and seconded by Commissioner Grau to recommend a continuance until October 1, 2002.

1. Property is located on 15.00 acres out of NCB 14491 at Old Pearsall Road.
2. There were 36 notices mailed, 0 returned in opposition and 2 in favor
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002027

ZONING CASE NO. Z2002027 October 1, 2002

Applicant: Mohammed Ali Rafati

Zoning Request: "C-3" R Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family District.

Patrick Christianson, 862 W. Craig Pl., representing the owner, stated they are proposing to develop approximately 176-apartment dwelling. He further stated the amenities are perimeter fencing, access gates, lighted parking, 465 parking spaces and on site management.

FAVOR

Manuel Garza, stated he would like to submit to staff a petition with 115 signatures in favor of this development. He stated he feels this development would enhance the appearance of the neighborhood. He further stated this wooded area has been vacant for to long and it has increased vandalism and crime in the neighborhood.

Dario Chapa, 635 W. Woodlawn, Chairman of the Bexar County Housing Authority, stated they acting as sponsors of this development. He stated as sponsors they are assuring the quality and the portability of this development. He further stated their mission is to provide affordable housing. He stated this development would have a positive economic impact in this area.

John Castillo, 6010 Old Pearsall, stated he has a furniture store in the area and has been in business for approximately 5 years. He further stated he has seen the neighborhood deteriorate and feels this development would enhance the appearance of this neighborhood. He also stated this development would decrease the vandalism and crime in the neighborhood.

OPPOSE

Carole Abitz, 8903 Island View, Vice-Chair of Southwest Community Association, stated they are in opposition of this development. She stated they do not want another affordable living complex in the neighborhood. She further stated these types of complexes deteriorate the character of the neighborhood. The major of the residents in the area are tenants. This temporary-ness contributes to the instability in the community. She stated they are also concerned that this would bring increase the crime rate and vandalism.

Richard R. Whitcher, 7818 Dempsey Dr. stated has lived in the area for 35 years. He stated he is concerned that this development may increase property taxes. He further stated he is concern that this low-income housing may increase crime in the neighborhood.

Z2002027

REBUTTAL

Patrick Christianson, 862 W. Craig Pl., representing the owner, stated this development is designed to provide affordable housing for low-income residence. This is not Public Housing or Section 8. He further stated this complex would enhance the character of the neighborhood.

Staff stated there were 36 notices mailed out to the surrounding property owners, 8 returned in opposition and 2 returned in favor and Southwest Community Association are 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 Avila and seconded by Commissioner Martinez to recommend denial.

1. Property is located on 15.00 acres out of NCB 14491 at Old Pearsall Road.
2. There were 36 notices mailed, 8 returned in opposition and 2 returned 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.