

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT**

TO: Mayor and City Council

FROM: Florencio Peña III, Director, Development Services

THROUGH: Terry M. Brechtel, City Manager

COPIES: Roderick J. Sanchez, AICP Assistant Development Services
Director; File

SUBJECT: Initiate Zoning Case

DATE: December 19, 2002

SUMMARY AND RECOMMENDATION

This resolution will direct the Development Services Department to bring forward to the Zoning Commission for their recommendation and thereafter to this City Council for final action the rezoning of the property described as 15.00 acres out of a 65.236 acre tract, New City Block 14491, in the City of San Antonio, being out of the Maria F. Rodriguez survey No. 4, Abstract No. 16, in County Block 4303, Bexar County, Texas. Staff recommends approval.

BACKGROUND INFORMATION

This property was the subject of zoning case Z2002027 which was scheduled to be considered by City Council on December 12, 2002. The zoning case involved rezoning the property from "C-3R" Commercial Restrictive Alcoholic Sales District to "MF-25" Multi-Family district to allow for the development of an apartment complex. After the case had been considered by the Zoning Commission, the applicant withdrew the zoning case prior to City Council consideration. This resolution would initiate another zoning case to consider the "MF-25" zoning district for this property.

POLICY ANALYSIS

This is a vacant tract of land that is 15 acres in size and is currently zoned "C-3R" Commercial Restrictive Alcoholic Sales District. This resolution would allow City Council to consider rezoning this tract to an "MF-25" Multi-Family District which would allow for the development of an apartment complex at a density no higher than 25 units per acre.

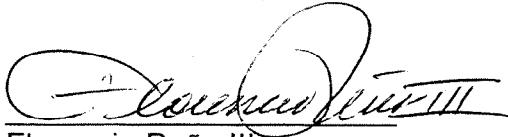
FISCAL IMPACT

This ordinance has no financial impact.

COORDINATION

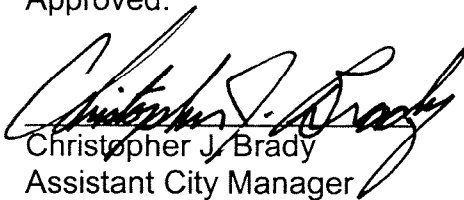
This ordinance was coordinated with the City Attorneys Office.

SIGNATURES

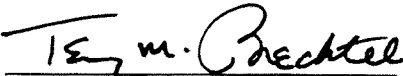


Florencio Peña III
Director, Development Services

Approved:



Christopher J. Brady
Assistant City Manager



Terry M. Brechtel
City Manager